

Town Planning
Ref. No. 4/1617/87

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To Messrs Stuart & Knight
'Alton'
Kitsbury Road
Berkhamsted Herts

CGB Partership
The Dower House
108 High Street
Berkhamsted Herts

Two storey rear extension to office building

at 'Alton', Kitsbury Road, Berkhamsted

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 21 October 1987

and received with sufficient particulars on 22 October 1987

and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of ... 5 ... years commencing on the date of this notice.
- (2) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) To ensure a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) To safeguard the residential amenity of the area.
- (6) To safeguard the residential amenity of the area.
- (7) In order to ensure the retention of the ash tree.

Dated.....day of.....19.....

Signed.....

Designation

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

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Conditions continued:-

- (4) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 8723/02B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (5) No work shall be started on the development hereby permitted until details of boundary treatment to the south eastern and south western boundaries of the site shall have been submitted to and approved by the local planning authority.
- (6) The details of boundary treatment approved in accordance with condition 5 shall be implemented before the development hereby permitted is occupied.
- (7) Any excavations in the area of the car parking spaces numbered 11, 13 and 15 on Drawing No. 8723/02B that are within the crown spread of the ash tree on the eastern boundary of the site shall be carried out by hand, and these car parking spaces shall be constructed using "terrain" matting with hoggins or roadstone surfacing or such other permeable surface as may be approved in writing by the local planning authority.

Dated Twenty-second day of December 1987

Signed 

Designation CHIEF PLANNING OFFICER