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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/1635/88

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Alath Construction Ltd
24 Lincoln Court
Berkhamsted
Herts

A E King Esq
Dovecot Barn
Alder Park Meadows
Long Marston

.... Erection of three dwellings

at .. Land at "Wayfarers", Shootersway Lane, 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 26 August 1988 and received with sufficient particulars on 30 August 1988 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) The hedge referred to as 'H' on drawing no NG100 shall be trimmed back prior to the occupation of the dwellings hereby permitted and thereafter the hedge shall be permanently maintained to provide sight lines of 2.4 m by 35 m in each direction of the accesses serving dwellings 'B' and 'C' within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level with the exception of the trees and hedges shown to be retained on the approved drawing.
- (3) The garage and driveway to serve dwelling 'A' on drawing no NG100 shall not be brought into use until the conifer shown to be removed on the aforesaid drawing is removed from the site and no tree or hedge shall be planted or structure shall be erected on the site of this tree thereafter.

continued ...



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DesignationXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

(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.

(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.

- (4) Notwithstanding the provisions of Schedule 2 (Part 2 Class A) of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no gates, fences, walls or other means of enclosure erected within the areas coloured yellow and purple on drawing no NG100 without the express written permission of the local planning authority.
- (5) Notwithstanding the provisions of Schedule 2 (Part 2 Classes A & F) of the Town and Country General Development Order 1988 or any amendment thereto, there shall be no alteration to the external appearance of the front elevation of dwelling 'C' nor any enlargement of either its vehicular hardstanding and access without the express written permission of the local planning authority.
- (6) There shall be no trees, hedges or shrubs planted within the area coloured yellow on drawing no NG100 without the prior approval of the local planning authority.
- (7) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (8) The trees and hedges abutting the common boundary with 'Cherry Trees' and the adjoining access to Wayfarers Park shall be protected during the period of construction and any trees or such part or parts of the hedges as become damaged or destroyed shall be replaced within the planting season following completion of the development.
- (9) The siting of dwelling 'C' shall be pegged out and the preserved tree shown in yellow on drawing no NG100 shall be clearly marked and fenced prior to the commencement of constructional works. The preserved tree should during construction be protected at all times by a chestnut paling fence of 1.5 m in height around the full extent of the canopy or such lesser extent as may be agreed in writing with the local planning authority, the fencing only to be removed when the development (including underground works) has been completed, and none of the land within the fence area beneath the canopy shall be used for development including the storage of goods and materials in connection with building operations or other purposes.
- (10) There shall be no excavations within 3 m of the preserved lime tree.

Dated 17 day of March 1989

Signed

Designation CHIEF PLANNING OFFICER

JF

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/1635/88.

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM.....
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To Alath Construction Ltd
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.... Erection of three dwellings

 at .. Land at "Wayfarers", Shootersway Lane, Berkhamsted

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- (1) The development to which this permission relates shall be begun within a period of ... 5 ... years commencing on the date of this notice.
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- (3) The garage and driveway to serve dwelling 'A' on drawing no NG100 shall not be brought into use until the conifer shown to be removed on the aforesaid drawing is removed from the site and no tree or hedge shall be planted or structure shall be erected on the site of this tree thereafter.

continued ...

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) In the interests of highway safety.
- (3) In the interests of highway safety.
- (4) In order that the local planning authority may retain control over further development in the interests of visual amenity and highway safety.
- (5) In order that the local planning authority may retain control over further development in the interests of safeguarding the preserved tree at the site.
- (6) In order that the local planning authority may retain control over further development in the interests of highway safety.
- (7) To maintain and enhance visual amenity.
- (8) To maintain and enhance visual amenity.
- (9) To identify the position of the preserved tree on the site prior to the commencement of the development and to safeguard the tree during constructional works.
- (10) In the interests of safeguarding the preserved tree at the site.

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SignedXX

DesignationXX

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.

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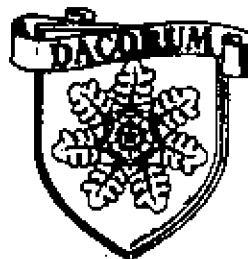
- (4) Notwithstanding the provisions of Schedule 2 (Part 2 Class A) of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no gates, fences, walls or other means of enclosure erected within the areas coloured yellow and purple on drawing no NG100 without the express written permission of the local planning authority.
- (5) Notwithstanding the provisions of Schedule 2 (Part 2 Classes A & F) of the Town and Country General Development Order 1988 or any amendment thereto, there shall be no alteration to the external appearance of the front elevation of dwelling 'C' nor any enlargement of either its vehicular hardstanding and access without the express written permission of the local planning authority.
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- (10) There shall be no excavations within 3 m of the preserved lime tree.

Dated 17 day of March 1989

Signed 

Designation CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To:

Mr A King
Dovecot Barn
Alderpark Meadows
Long Marston
Near Tring
Herts HP23 4PB

Submission of details of alterations to the external appearance of the front elevation of dwelling 'C' pursuant to Condition 5 of Planning Permission 4/1635/88 (Three dwellings).
"Wayfarers", Shootersway Lane, 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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1635/88

granted on 17 March 1989 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 24 April 1989

Dated Twenty first day of July 19 89

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To:

Mr A King
Dovecot Barn
Alderpark Meadows
Long Marston
Near Tring
Herts HP23 4PB

Submission of details of alterations to the
external appearance of the front elevation of
dwelling 'C' pursuant to Condition 5 of Planning
Permission 4/1635/88 (Three dwellings).
"Wayfarers", Shootersway Lane, 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
gives approval to the details which were reserved for subsequent approval
in planning permission no 4/1635/88

granted on 17 March 1989 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 24 April 1989

Dated Twenty first day of July 19 89

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in
conjunction with any conditions attached to the permission
indicated above.