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## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. .... 4/1637/87 .....

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr G Bushby  
108 High Street  
Berkhamsted  
Herts

CGB Partnership  
The Dower House  
108 High Street  
Berkhamsted  
Herts

Change of use of existing building from shop, office and dwelling to....  
offices; erection of nine dwellings (outline); demolition of outbuildings  
and alterations; (Scheme A): .....

at 108 High Street, Berkhamsted, Herts .....

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 ..... 21.10.87 .....  
and received with sufficient particulars on ..... 26.10.87 .....  
and shown on the plan(s) accompanying such application, subject to the following conditions:—

XX  
XX

1. The building operations hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design and external appearance of the buildings and means of access thereto which shall have been submitted to and approved by the local planning authority, or in default of agreement by the Secretary of State for the Environment.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the building operations to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
  - (i) the expiration of a period of five years commencing on the date of this notice;
  - (ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval given.

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

XX

1. To comply with the requirements of Article 5 (2) of the Town & Country Planning General Development Orders 1977-83.
2. To comply with the provisions of s.42 of the Town & Country Planning Act 1971.
3. To comply with the provisions of s.41 of the Town & Country Planning Act 1971.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
8. To ensure a satisfactory appearance.

Dated..... 22 ..... day of..... DECEMBER ..... 19 87 .....

Signed.....

Designation CHIEF PLANNING OFFICER

#### 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.

3. The change of use to which this permission relates shall be implemented within a period of five years commencing on the date of this notice.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.
5. 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.
6. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during the constructional works. any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation and turning shown on Drawing No 8622/11 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
8. No vehicles shall be parked between the front elevation of the existing building and the High Street.



Signed .....

Designation .....CHIEF PLANNING OFFICER.....

Dated 22 day of DECEMBER 1987