

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To

Ian H. Leek, Esq., FRICS.,
32 Jennings Field,
Straight Bit,
Flackwell Heath,
Bucks.

..... Erection of fourteen dwellings, garages, access ...
road etc., (Outline)
at Site of 'Kingshoe', Beechcroft Cottage, Higher Beechcroft
and Lower Beechcroft, Chesham 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1977, as amended, the development proposed by you in your outline application dated 26 October 1987
and received with sufficient particulars on 27 October 1987
and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) 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 3 years commencing on the date of this notice.
(b) The development 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 5 years, commencing on the date of this notice.
(ii) the expiration of a period of 2 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
- 3 The landscaping details submitted in accordance with Condition 1. hereof shall include indications of all existing trees and hedgerows on the land and details of the location and species of those to be retained and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

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11. In the interests of highway safety.

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

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1977, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. To avoid damage to the trees and their immediate surroundings.
6. To ensure proper and satisfactory layout and development of the site.
7. To enable the local planning authority to retain control over accesses to ensure retention of trees and the embankment on the highway frontage.
8. In the interests of highway safety.
9. To ensure proper and satisfactory layout and development of the site.
10. To provide adequate parking facilities and to avoid obstruction on the highways.

Dated day of 19..... Continued above

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

- 4 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 during the construction of the development or 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.
5. During construction, the retained trees should be protected at all times by chestnut paling fences 1.5 m high erected at the full extent of their canopies, or such lesser extent as may be agreed in writing with the local planning authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed, and none of the land within the fenced area beneath the canopies shall be used for development including the storage of any goods and materials in connection with building operations or other purposes.
6. The details submitted in accordance with Condition (1) hereof shall include:-
 - (a) plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
 - (b) plans, sections and details of the construction and layout of foul and stormwater drainage which are to be offered for adoption as public sewers and no dwelling hereby permitted shall be occupied until those parts of the roads, footways, footpaths (with the exception of final surfacing) foul and stormwater drainage serving it shall have been constructed in accordance with approved plans. Such residual final surfacing shall be carried out within six months of the said occupation of the dwellings which the roads, footpaths and footways serve or such longer period as the local planning authority may approve.

(Note: Full details of the road and drainage works proposed should be submitted to and approved by the local highway and water authorities respectively before any work is commenced on site. Road works shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire" and drainage works offered for adoption should conform in all respect to the specification set out in the Water Authority's document "Sewers for Adoption - A Design and Construction Guide for Developers").

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7. There shall be only one point of access from any part of the development hereby permitted to Chesham Road.
8. The details of 'means of access' submitted in accordance with condition (1) hereof shall include:-
 - (a) the provision of visibility sight lines at the junction of the access road and Chesham Road measuring 2.4 m x 70 m (in a northerly direction) and 2.4 m x 35 m (in southerly direction) within which there shall be no obstruction to visibility more than 600 mm above carriageway level.
 - (b) kerb radii at the junction of the access road and Chesham Road measuring.....
 - (c) footways 1.8 m wide abutting the kerb radii at the junction of the access road and Chesham Road.
9. The details submitted in accordance with Condition (1) hereof shall include:-
 - (a) a survey of the site including levels and other natural features;
 - (b) garaging, parking and circulation facilities;
 - (c) boundary/fencing/walling/hedging;and no dwelling hereby permitted shall be occupied until the items as approved shall have been provided in relation to the dwelling.
10. The garaging, parking and circulation facilities referred to in Conditions (1) and (9) hereof shall be laid out in accordance with the approved plans and those areas shall not be used thereafter for any purpose other than the parking and manoeuvring of vehicles.

(Note: Parking accommodation should be provided in accordance with guidelines set out in the adopted Dacorum District Plan (1984) or any subsequent amendment thereto).
11. Details submitted in accordance with Condition (1) hereof shall include longitudinal sections through any private drive and through each of the individual access drives where such drives contain gradients in excess of 1 in 14.

(Note: Significant changes in drive gradients should be dealt with by way of vertical curves).

Dated: 4th February 1988

Signed



Chief Planning Officer