

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

Town Planning 4/1667/87

Ref. No.

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM  
IN THE COUNTY OF HERTFORD

To

EIC Development Contractors Ltd.,  
12 Little Gaddesden,  
Berkhamsted,  
Herts.

Ketley Gould Associates,  
47 Marylebone Lane,  
London W1M 5FN.

Three dwellinghouses, garages etc. (Outline)

at 30 Castle Hill Avenue, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973 as amended, the development proposed by you in your outline application dated 20 October 1987 and received with sufficient particulars on 30 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. **or in default of agreement by the Secretary of State.**
- 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 . . . 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 . . . years commencing on the date of this notice.~~
  - ~~(ii) the expiration of a period of . . . 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.~~

Cont.

10. To ensure that vehicles may enter and leave the dwellinghouses in forward gear in the interests of highway safety.
11. For the avoidance of doubt and in the interests of the character of the street scene.

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, 1972, as amended.

~~2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.~~

2. To ensure a satisfactory development.
3. To comply with the provisions of s.42 of the Town and Country Planning Act 1971.
4. To maintain and enhance visual amenity.
5. In the interests of the character of the street scene.
6. To safeguard the health of a horse chestnut tree in the interests of the future appearance of the development within the street scene.
7. To maintain and enhance visual amenity.
8. In the interests of highways safety.
9. In the interests of highways safety.

Continued at top of page 19

Dated .....

day of .....

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 20(1), 20(1), 67 and 74 of the Act.

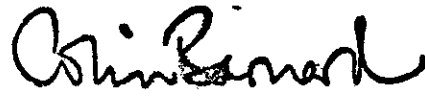
2. Details submitted in accordance with Condition 1 hereof shall include:-
  - a. a survey of the site including levels;
  - b. garaging, parking circulation loading and unloading facilities;
  - c. refuse collection and general storage arrangements;
  - d. boundary treatment;
  - e. construction of drains and sewers.
3. 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 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 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 by the local planning authority or the Secretary of State;
4. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of the existing trees shown on Drawing No. 1779/SK3 which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
5. This permission shall not extend to the alignment of the dwellinghouse shown on Plot 3 in a two storey form beyond the front walls of Plots 1 and 2 as shown on Drawing No. 1779/SK3.
6. This permission shall not extend to the siting of the driveway to serve the dwelling on Plot 3 as shown on Drawing No. 1799/SK3.
7. The existing boundary hedges of the site shall be protected during the period of construction and details of the method of protection shall be submitted to and approved by the local planning authority prior to work being commenced on site. Such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of the development.
8. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

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9. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
10. Turning spaces shall be provided within the residential curtilages of all three plots in accordance with the Council's adopted standards.
11. This permission shall be restricted to the erection of 3 two storey dwellings and this permission shall not extend to the specified floorspace of Plot 3.

Dated: 4th February 1988

Signed



Chief Planning Officer.