

DP

Town Planning

Ref. No. 4/1731/86

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To The Executors of Miss E M Millen
c/o Aitchisons
63 Marlowes
Hemel Hempstead

Messrs Aitchisons
63 Marlowes
Hemel Hempstead

Three dwellings (Outline)	
at Land adj. to Kilfillan	Brief description and location of proposed development.
Graemesdyke Road, Berkhamsted	

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 10.12.86 and received with sufficient particulars on 12.12.86 and shown on the plan(s) accompanying such application, subject to the following conditions:—

~~XXXXXX The development to which this permission relates shall be begun within a period of XXXXX years commencing on the date of this notice.~~

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
- (2) The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
- (3) This permission shall in no way imply the local planning authority's acceptance of the submitted siting of the proposed dwellings as shown on drawing number 247/002A of plan number 4/1731/86.
- (4) 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.

X0XXXKX0FNDXWVHKD0X00UK0EHHNKX0X0K0L0HXX4T09TX01X T0XKK8Q00XKXXR0XHX0A0X1971XXX

- Dated 6th day of April 19 87

Signed.....

DesignationCHIEF..PLANNING..OFFICER

(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.

CONDITIONS CONTINUED RE PLANNING APPLICATION NO. 4/1731/86

- (5) Before development on plot 3 is commenced, the four metre strip of land abutting Cross Oak Road and shown hatched green on drawing number 247/002A of plan number 4/1731/86, shall be cleared of all obstructions over 600 mm high other than the trees indicated on the plan. The "existing bushes" shown along the south-eastern edge of, and partially overlapping into the hatched area shall be retained but pruned back where necessary in order to satisfy this requirement.
- (6) The developer shall construct all crossovers 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 all access drives have been so constructed.
- (7) A turning space for vehicles shall be provided within the curtilage of each proposed dwelling to ensure vehicles may enter and leave the site in forward gear.
- (8) At the junction of each driveway with the highway, site 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 the carriageway level.

Dated 6th day of April 1987

Signed 

Designation CHIEF PLANNING OFFICER