

RB

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/1809/88

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Crest Homes (Chiltern) Ltd
 Church House Crest Homes
 Church Lane
 Kings Langley Herts

Mr C Swiecicki
 Crest Homes
 Church Lane
 Kings Langley Herts

.. Erection of 16 Detached dwellings and access road

.....

at ... Land rear of 23-31 Wood Lane End, Hemel Hempstead ...

.....

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 26.9.88
 and received with sufficient particulars on 28.9.88
 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) 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.

/cont.....

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 & 3. To maintain and enhance visual amenity.

4 & 5 In the interests of highways safety.

6. To ensure a satisfactory appearance.

Dated.....day of.....19.....

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 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.

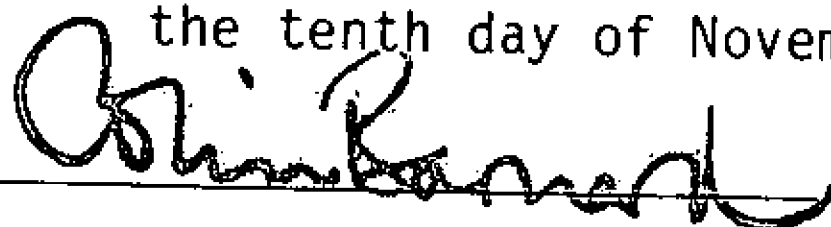
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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. 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.
4. Sight lines of 2.4 x 90 m shall be provided in each direction at the junction of the rear access road with Wood Lane End within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
5. 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.
6. The external walls and roofs of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.

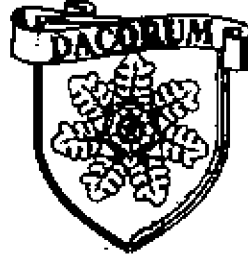
Dated the tenth day of November 1988

Signed



Designation CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACT 1971

**DACORUM BOROUGH COUNCIL**

To:

Crest Homes (Chiltern) Ltd
Church House
Church Lane
Kings Langley WD4 8JP

Details of external materials
(as indicated on schedule submitted)

Residential development
31 Wood Lane End, Hemel Hempstead

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 4/1809/88

granted on 10.11.88 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 10.11.88

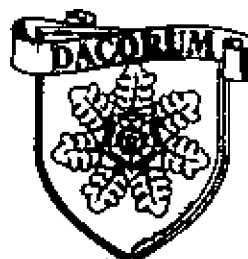
Dated 13th day of January 1989

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: Crest Homes (Chiltern) Ltd
Church House
Church Lane
Kings Langley
Herts
WD4 8JP

Residential Development

Rear 31 Wood Lane End, Hemel Hempstead

Details of roofing materials

Anchor Bold Roll (Autumn & Rustic) roof tiles

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 4/1809/88

granted on 10 November 1988 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 17 November 1988

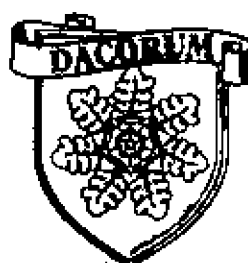
Dated 26 day of January 19 89

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:

Crest Homes (Chilterns) Ltd
Church House
Church Lane
Kings Langley
Herts WD4 8JP

Details of landscaping

Residential development

31 Wood Lane End Hemel Hempstead

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 4/1809/88

granted on 10.11.88 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 21.11.88

Dated 13th day of January 1989

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.

2 June 1989
CS/LS/CH176/00
4/1809/88/JK/PEC
Mr Knapp
2380

Crest Homes (Chiltern) Ltd
Church House
Church Lane
Kings Langley
WD4 8JP

Dear Sirs

RESIDENTIAL DEVELOPMENT AT 31 WOOD LANE END, HEMEL HEMPSTEAD

Thank you for your letter of 15 May on the above subject. I do not consider the small modification to the side elevation to materially affect the overall appearance of the dwelling. I have, therefore, placed your drawings on my file for record purposes.

Yours faithfully


CHIEF PLANNING OFFICER