

Town Planning

Ref. No. .... 4/1860/88 .....

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

Other

Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Hazel Heath Homes  
Victoria Street  
St Albans  
Herts

Brian B Smith  
11b Holywell Hill  
St Albans  
Herts

...Erection of 12 No E.P.Ds.....  
.....  
at Pickford Road/Land adj. 9 Parkfield Road, Markyate, .....  
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 ..... 3.10.88 .....  
and received with sufficient particulars on ..... 5.10.88 .....  
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) The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
- (3) 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 constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter,
- (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, particularly along the front (south-east) boundary of the site.

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) To ensure a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) In the interests of highways safety.
- (7) To ensure a satisfactory appearance.
- (8) To safeguard privacy at present enjoyed by occupants of adjacent dwellings.
- (9) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

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.

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- (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) The dwellings hereby permitted shall not be occupied until the proposed access has been constructed as shown on the Plan 4/1860/88, Drawing/2 and the footway and verge has been reinstated to the current specification of Hertfordshire County Council and to the satisfaction of the local planning authority.
- (7) The verge on either side of the access point to the development hereby permitted shall be replanted with grass and finished to the satisfaction of the local planning authority, following completion of construction of the said access point.
- (8) The window at first floor level on the north elevation of the block of flats labelled A on Plan 4/1860/88, Drawing /2 shall be fitted and maintained at all times with opaque glazing, to the satisfaction of the local planning authority.
- (9) The development hereby permitted shall not be occupied until nine car parking spaces in the layout shown on Plan 4/1860/88 Drawing/2 shall have been provided, and these shall be maintained as such at all times thereafter.

Dated Fourteenth

July

89



CHIEF PLANNING OFFICER

I N F O R M A T I O N   S E C T I O N   Ref:

Memo From:

CHIEF PLANNING OFFICER  
DACORUM BOROUGH COUNCIL

To:

HERTS COUNTY COUNCIL  
PLANNING DEPARTMENT

Ref:

APPLICATION NO.

4/209/90

This memorandum confirms formal withdrawal of the above application.

\* I enclose photostat copies of Letter dated 13.3.90.  
Re. 9 Parkfield Rd. Markyate

\* Delete as necessary

Date

20.3.90

4/1860/88

- (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.
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Dated Fourteenth

July

89



CHIEF PLANNING OFFICER

# HAZEL HEATH HOMES

80a Victoria Street, St. Albans, Herts AL1 3XH  
Tel: (0727) 39932 Fax: (0727) 44762

13th March 1990

Mr J Doe  
Dacorum Borough Council  
Dacorum Civic Centre  
Marlowes  
Hemel Hempstead  
Herts

Dear Mr Doe,

Re: 9 Parkfield Road, Markyate, Herts

Thank you for forwarding a copy of the planning consent for the above site - it came as a welcome relief to say the least!!

Having now been successful in our endeavours, I write to formally confirm that we wish to withdraw the landscaping scheme in your possession relating to the elderly persons consent, as this has of course been overtaken with recent events.

On a personal note, may I take this opportunity of saying how impressed we have been by your most professional and helpful manner, and add that we sincerely hope that we will have the opportunity of speaking with you again soon on any new developments that may come our way.

Best wishes.

Yours sincerely,

Andrew Kilvington  
HAZEL HEATH HOMES

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.	209/90				Ack.	
C.P.O.	T.C.P.M.	D.P.	D.%	C.	Admin.	File
			X			✓
Received				14 MAR 1990		
Comments Noted JD.						



also at:  
P.O. Box 55  
St. Albans  
Herts  
AL1 4RN

A. Kilvington M.B.I.M. (Managing) C.L. Hearn F.C.A.

Hazel Heath Homes Limited is registered in England, at 2-4 High Street, Hitchin, Herts, SG5 1BH Reg. No. 1837262 VAT Registration No. 418 9433 31