

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

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Messrs Page, Frew, Rennie  
 Wiltshire and Seamark  
 Aitchisons  
 63 Marlowes, Hemel Hempstead, Herts.

W J Johnson & Partners  
 39A High Street  
 Hemel Hempstead  
 Herts

..... Eight Dwellings, Garages and Access Road (Outline).  
 .....  
 at 29-37 Shrublands Road  
 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, 1977, as amended, the development proposed by you in your outline application dated 4.12.87 and received with sufficient particulars on 11.12.87 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 Details submitted in accordance with condition 1 hereof shall include:-  
 (a) a survey of the site including levels natural features, trees and hedges;  
 (b) garaging, parking and circulation facilities;  
 (c) refuse collection arrangements;  
 (d) boundary treatment;  
 (e) construction of drains and sewers.

Continut Continued/

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 ensure a satisfactory development.
4. To ensure a satisfactory development.
5. In the interests of highways safety.
6. In the interests of highways safety.
7. In the interests of highways safety.
8. To ensure the safe, economic, durable, attractive and proper development of the estate.
9. To maintain and enhance visual amenity.
10. To maintain and enhance visual amenity.

Contd/

Dated Fourth day of February 1988

Signed.....

Designation CHIEF PLANNING OFFICER

#### 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.

Subject to the following conditions:- (contd/)

- 4 Details of the ground floor levels of the buildings in relation to existing and proposed highways shall be submitted to and approved by the local planning authority before development is commenced.
- 5 The access shall include the provision of sight lines 2.4 m x 70 m with kerb radii of 10.5 within which there shall be no obstruction more than 600 mm above carriageway level.
- 6 The development hereby permitted shall not be occupied until the sight lines referred to in condition 5 shall have been provided, and they shall be maintained at all times thereafter.
- 7 The kerb radii of the access shall include a pram/wheelchair crossing.
- 8 The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".  
(NOTE: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)
- 9 Details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crownsread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating on the proposed layout plan those trees and hedges which it is proposed to remove and those which it is proposed to retain.
- 10 The existing hedge on the southern and western boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
- 11 This permission shall not extend to any of the details shown on Drawing No 1590/01, which shall be regarded as for illustrative purposes only.
- 12 The garaging, parking and circulation facilities referred to in condition (1) and (3) hereof shall be laid out in accordance with such plans as are approved and those areas shall not be used thereafter for any purpose other than the parking or manoeuvring of vehicles.

(NOTE: parking accommodation shall comply with adopted Dacorum District Plan (1984) guidelines or any subsequent amendments thereto).

Dated ..... Fourth ..... day of ..... February ..... 19 88

Signed .....

Designation ..CHIEF PLANNING OFFICER

4/1980/97

Reasons - subject to the above conditions are:- (contd/

11. For the avoidance of doubt.

12. To secure adequate parking facilities in the interest of highway safety.

Dated..... Fourth ..... day of ..... February ..... 1988.....

Signed.....

CHIEF PLANNING OFFICER

Designation .....