

LPG

D.C. 3

Town Planning

Ref. No. ....4/2048/89.....

Other

Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF .....DACORUM BOROUGH.....  
IN THE COUNTY OF HERTFORD

To BRITISH ROOFING  
PHILLIPS YARD  
HAMMER LANE  
HEMEL HEMPSTEAD

N A Johnson  
37 STOREY STREET  
HEMEL HEMPSTEAD  
HERTS

.....DETACHED. 2. BEDROOM. DWELLING.....  
.....  
at .....R/O. 77. LONDON. ROAD, .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 .....13. December. 1989..... and received with sufficient particulars on.....15. December. 1989..... 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 work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The development hereby permitted shall not be occupied until the arrangements for (vehicle parking, ~~circulation, loading and unloading~~) shown on plan no. 4/2048/89 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (4) Notwithstanding the provisions of the Town & Country Planning General Development Order 1988, there shall be no additions or alterations to the development hereby permitted in classes A & B of Part 1 to schedule 2 of that Order without the prior written consent of the local planning authority.

Note: The relevant extract from the Town & Country Planning General Development Order is attached as an ANNEX

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 ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) To safeguard the residential amenity of the area
- (5) & (6) In the interests of highways safety
- (7) To maintain the privacy and amenity of the occupants of adjacent dwellings.

Dated.....SIXTEENTH.....day of.....FEBRUARY.....19.....90.....

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 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.

- (5) A 2.4m x 2.4m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
- (6) Sight lines of 2.4m x 35m 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.
- (7) Prior to the commencement of the development hereby permitted details of boundary treatment on the north-western, north-eastern and south-eastern sides of the site shall be submitted to and approved by the local planning authority. Such boundary screens as are approved shall be constructed prior to the commencement of the development, and maintained thereafter to the reasonable satisfaction of the local planning authority.

Dated....SIXTEENTH.....day of.....FEBRUARY.....1990

Signed.....

Designation.CHIEF.PLANNING.OFFICER