

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
 IN THE COUNTY OF HERTFORD

To IDC Property Investments Ltd Lardi Cox & Partners
 IDC House 1 The Old School House
 23 St James Square George Street
 London Hemel Hempstead
 SW17 4JH Herts

..... Redevelopment for 8 dwelling units and small offices
 with parking facilities
 at 46-56 Alexandra 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, in accordance with the provisions of Article 7(1) of the Town and Country Planning General Development Order, 1988 as amended, the development proposed by you in your outline application dated 20 December 1988 and received with sufficient particulars on 20 December 1988 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 ~~plans~~ layout, design, landscaping and external appearance of the building(s) and ~~the means of access thereto~~ to 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;
 - (b) refuse collection and general storage arrangements;
 - (c) boundary treatment;
 - (d) construction of drains and sewers.

/Conditions continued on attached sheet....

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 7(1) of the Town and Country Planning General Development Order, 1988 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 the adequate and satisfactory provision of off-street vehicle parking facilities.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. To safeguard a tree the subject of a Tree Preservation Order.
8. To maintain and enhance visual amenity.
9. In the interests of highway safety.

/Reasons continued on attached sheet...

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 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.

Conditions /Cont'd...

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 1071/39 (Plan No. 4/2307/88) shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
5. 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.
6. The landscaping details submitted in accordance with Condition 1 hereof 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.
7. The details required by Condition 5 for protecting the horse chestnut tree in the south-west corner of the site shall include a framework of scaffolding 2.4 m high faced with exterior plyboard and there shall be no storage of materials or other uses of the land within the protective framework during construction.
- 8). 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 five 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.
9. 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.
10. Sight lines of 4.5 m x 35 m to the north and 4.5 m x 18 m to the south shall be provided within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.
11. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.

/Conditions continued on attached sheet...

Conditions /Cont'd....

- 12. The office development hereby permitted shall not exceed 1,187 sq m and shall be used for not less than 4 small office suites, none of which shall be less than 200 sq m nor more than 450 sq m in floor area. The units hereby approved shall be maintained as separate office suites and no amalgamation of units to form larger offices shall be permitted.

Reasons /Cont'd...

- 10. In the interests of highway safety.
- 11. In the interests of highway safety.
- 12. The site lies outside the commercial area of Hemel Hempstead where office development is not normally permitted under Policy 53 of the Dacorum District Plan. This development was considered an exception to Policy 53 by virtue of the provision of small office suites which are under provided within the commercial area.

Dated 23 day of February 1989

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Designation CHIEF PLANNING OFFICER

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IN THE COUNTY OF HERTFORD

To IDC Property Investments Ltd
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