

Town Planning  
Ref. No. 4/2311/88

Other  
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM  
IN THE COUNTY OF HERTFORD

To Bugler Developments Saxton Design  
Church St c/o McInerney House  
Rickmansworth The Green  
Croxley Green  
Herts WD3 3HN

Two detached dwellings  
at ... Rear. 9-11, Ellingham 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 19.12.88 and received with sufficient particulars on 21.12.88 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 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 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.

Contd/

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) In the interests of highways safety.
- (4) In the interests of highways safety.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) In the interests of public safety and visual amenity.

XX

XX  
XX  
Designation .....

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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.

Conditions (contd/)

Town Planning Ref.No.4/2311/88

- (4) A 2.4<sub>m</sub> x 2.4<sub>m</sub> 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.
- (5) Sight lines of 2.4<sub>m</sub> x 23 m 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.
- (6) The garage shall be set back a minimum of 5.5 m from the highway boundary.
- (7) A 1.8 m high close boarded fence shall be erected along the southern boundary of the site prior to the commencement and development.

Dated .....NINTH.....day of .....MARCH.....1989.....

Signed ..........

Designation ..CHIEF PLANNING OFFICER.....

TOWN & COUNTRY PLANNING ACT 1971



**DACORUM BOROUGH COUNCIL**

To: Kieran Bugler  
Bugler Developments Ltd  
7 Church Street  
Rickmansworth  
Herts WD3 1BY

Detached dwellings rear of 9-11 Ellingham Road,  
Hemel Hempstead, Herts

Details of external materials (bricks)  
LBC Delph Autumn facing bricks

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 4/2311/88

granted on 9 March 1989 at the above-mentioned location in accordance with the details submitted by you, with your application dated 17 May 1989

Dated 31st day of July 19 89

Signed Colin Barnard

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: Bugler Developments  
7 Church Street  
Rickmansworth

Two detached dwellings - details of external materials (roof tiles): Redland Grovebury smooth brown.  
  
Rear of 9-11 Ellingham Road, Hemel Hempstead 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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/2311/88

granted on 9 March 1989 at the above-mentioned location in accordance with the details submitted by you, with your application dated 9 March 1990

Dated 9 day of April 19 90

Signed Colin Barnard

Designation Chief Planning Officer

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To Bugler Developments Church St Rickmansworth  
Saxton Design c/o McInerney House The Green Croxley Green Herts WD3 3HN

Two detached dwellings  
at ... Rear 9-11 Ellingham 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 19.12.88 and received with sufficient particulars on 21.12.88 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 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 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.

Contd/



Conditions (contd/)

Town Planning Ref.No.4/2311/88

- (4) 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.
- (5) Sight lines of 2.4m x 23 m 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.
- (6) The garage shall be set back a minimum of 5.5 m from the highway boundary.
- (7) A 1.8 m high close boarded fence shall be erected along the southern boundary of the site prior to the commencement and development.

Dated .....NINTH.....day of .....MARCH.....1989

Signed .....*John B. ...*.....

Designation .....CHIEF PLANNING OFFICER.....



RB

TOWN & COUNTRY PLANNING ACT 1971



**DACORUM BOROUGH COUNCIL**

To: Kieran Bugler  
Bugler Developments Ltd  
7 Church Street  
Rickmansworth  
Herts WD3 1BY

Detached dwellings rear of 9-11 Ellingham Road,  
Hemel Hempstead, Herts

Details of external materials (bricks)  
LBC Delph Autumn facing bricks

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 **4/2311/88**

granted on **9 March 1989** at the above-mentioned location in accordance with the details submitted by you, with your application dated **17 May 1989**

Dated **31st** day of **July** 19 **89**

Signed *Colin Barnard*

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: Bugler Developments  
7 Church Street  
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granted on 9 March 1989 at the above-mentioned location in accordance with the details submitted by you, with your application dated 9 March 1990

Dated 9 day of April 19 90

Signed Colin Barnard

Designation Chief Planning Officer

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