

Town Planning 4/0034/62

Ref. No. ....

Other

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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Roger Malcolm Limited  
Malcolm House  
Empire Way  
Wenbley  
Hiddx.

Twenty dwellings

Plots 51-100, Springwood, High Street, Northchurch  
at

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 19th July 1962 and received with sufficient particulars on 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 landscaping scheme shown on Drawing No. 117/245C shall be implemented in accordance with the details included thereon not later than the first planting season following the first occupation of the development hereby permitted, and the planting shall be maintained thereafter to the reasonable satisfaction of the local planning authority.
- (3) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, no gate, fence, wall, hedge or other means of enclosure shall be provided in front of any wall of any building hereby permitted that fronts on a highway (including a private drive) unless express planning permission shall have been granted by the local planning authority on an application in that behalf.
- (4) The areas of land shown edged yellow in Drawing No. 117/245C shall be maintained as open amenity areas to the satisfaction of the local planning authority and the development hereby permitted shall not be occupied until such areas have been provided.

- (5) Visibility sight lines of 2.4m x 35m shall be provided at the junctions of Road 6 with Road 1, and the private drive to the west of Road 1 with Road 1, and none of the dwellings served by Road 6 or the private drive shall be occupied until these sight lines (which shall be so maintained at all times thereafter) shall have been provided. In addition, the kerb radii to Road 6 shall be 10.5 metres and 6 metres to the private drive.

Continued...

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 maintain and enhance visual amenity.
- (3) To preserve the open plan character of the estate.
- (4) To ensure the proper development and future maintenance of open amenity areas.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) To ensure the adequate satisfactory provision of off street car parking accommodation.
- (8) In the interests of highways safety.

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.

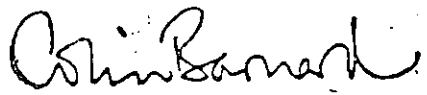
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

- (6) All roads and private drives shall be provided and substantially constructed to enable clear and convenient access to be gained to every dwelling before it is occupied, and the roads and private drives shall be laid out strictly in accordance with the details hereby permitted.
- (7) None of the dwellings hereby permitted shall be occupied until the associated garaging and casual parking spaces shown on Drawing No. 117/246C shall have been provided, and these facilities shall be maintained at all times thereafter.
- (8) The roads 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).

Dated 9th day of September 1982

Signed   
Designation. Chief Planning Officer