

Town Planning Ref. No. 4/0003/78

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr. J. B. Newton Southon, 'Netherby', Flaunden, Herts.

R. F. Baldwin, 'Lyndhurst', Croft Lane, Chipperfield, Herts.

Single storey rear extension.
at 'Netherby', Flaunden

Brief description and location of proposed development.

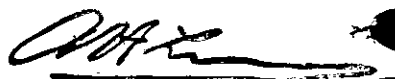
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 30th December, 1977 and received with sufficient particulars on 4th January, 1978 (as amended on 8th February 1978) 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 materials used externally shall harmonize with those on the existing building of which this development shall form a part.

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 satisfactory appearance.**

Dated.....**2nd**.....day of.....**March**.....**78**.....19.....

Signed.....
Designation.....**Director of Technical Services**.....

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, Whitehall, 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.

Detailed Points Requiring Attention to Plan B/78/5

1. Provide suitable fire guard fixing lugs to the new fireplace.
2. The installation of megafoam cavity wall insulation does not comply with Regulation C.9. I enclose forms for relaxation of Building Regulations in this respect.
3. Detail "A" shows an external 75mm brick leaf which is inadequate.
4. The d.p.c. appears at ground level on the west elevation. Please clarify.
5. Provide full details of the proposed foundations to the new greenhouse at the rear of the garage, together with the method of rainwater disposal from the roof.
6. Detail thickening to oversite slab under the honeycomb wall.
7. The ground floor joists are overspanned.
8. Indicate a wallplate, d.p.c., etc. to the honeycomb wall supporting the suspended floor.
9. Two copies of suitably revised plans and additional information will be required with your new application under the Building Regulations 1976.

Rec'd
In consideration of your con-current planning application (reference 4/0003/78) I would suggest that soldier arches to match those of the existing dwelling are included above the window openings on the two side elevations of the proposed bungalow extension. I shall require four copies of the revised drawing in this respect.

T.408/BEH
31.1.78