

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/0109/76

Ref. No.

Other 181/76D

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr. G. Symondson, "Downfield", Jordans Lane, Jordans, Bucks.

Change of use from 6 - 9 residential units, at Little Gaddesden House, Little Gaddesden, 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 permit the development proposed by you in your application dated 4th February 1976 and received with sufficient particulars on 5th February 1976 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 the alterations to the external appearance of the building shall have been submitted to and approved by the Local Planning Authority - the materials and external treatment shall in any event match those on the existing structure.
3) No work shall be started on the development hereby permitted until details of the proposed additional garaging facilities shall have been submitted to, and approved by, the Local Planning Authority.
4) The garages hereby permitted shall be used for domestic purposes only, incidental to the enjoyment of the dwelling within the same curtilage and for no other purpose.
5) No work shall be started until a comprehensive scheme of landscaping including existing trees, for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.

- 6) The dwelling units hereby permitted shall not be occupied until the facilities for garaging, parking and vehicle circulation as shown on plan 181/76D (or as may be approved by the Local Planning Authority) shall have been provided and they shall be maintained at all times thereafter.
- 7) This permission shall extend only to the conversion of the existing building into nine residential units as shown on plan 181/76D and not to any part of any future development or re-arrangement of the units of accommodation.
- 8) The area of garden land and paddock within the curtilage shall be maintained and no fences/walls/hedges shall be erected without the prior written approval of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

Cont'd....

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- 2) To ensure the appearance of the development is satisfactory.
- 3) To ensure the proper development of the site.
- 4) and 6) To maintain the residential character of the area.
- 5) To maintain and enhance the visual amenity of the area.
- 7) To ensure that the development accords with the Local Planning Authority's standards of development.
- 8) To maintain the present visual character in this Area of Outstanding Natural Beauty.
- 9/10) To provide adequate visibility for vehicles entering and leaving the site.
- 11) So that a vehicle leaving the site will not obstruct a vehicle turning into the site.
- 12) So that a vehicle may wait clear of the carriageway while the gates are opened or closed.
- 13) In the interests of highway safety.

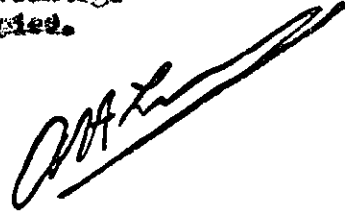
Dated..... 11th day of..... March 19..... 76

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.

- 9) The access shall be at the north-western end of the site frontage.
- 10) Sight lines of 4.5m x 9m in each direction shall be provided in which there shall be no obstruction to visibility more than 1m in height above carriageway level.
- 11) The access road shall be 5m wide for the first 4.5m from the edge of the carriageway.
- 12) Any gates shall be sited at least 4.5m back from the edge of the carriageway.
- 13) The existing access at the south-eastern end of the site frontage to be closed before more than 4 of the dwellings are occupied.

A handwritten signature in black ink, appearing to read 'A. J. L.', is written over a horizontal line on the right side of the page.