

Town Planning  
Ref. No. 4/0122/90

Other  
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ..... DACORUM .....  
IN THE COUNTY OF HERTFORD

To Maltings Structures Limited  
The Maltings  
High Street  
Tingrith  
Bucks

..... Conversion to form two residential units and .....  
..... alterations .....  
at ..... 25/27 High Street, Markyate .....  
.....

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 ..... undated ..... and received with sufficient particulars on ..... 29 January 1990 ..... 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) Any gates provided within the existing driveways shall be sited a minimum of 5 m back from the edge of the public footpath.
- (3) The existing driveway between the flank wall of No. 25 High Street and Flowerdale Cottages shall only be used for vehicular access and parking associated with No. 25 High Street, Markyate.
- (4) The dwellinghouses hereby permitted and that granted permission under 4/2174/88 shall not be occupied until the arrangements for vehicle parking and turning shown on Drawing No. 3927/03B shall have been provided and shall not be used thereafter for any purpose other than the parking and turning of vehicles.

/(5)

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) In the interests of highways safety.
- (3) In the interests of highways safety and for the avoidance of doubt.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities. To ensure that vehicles may enter and leave the site in forward gear.
- (5) In the interest of the setting of the Listed Buildings and the character of the Conservation Area.
- (6) In the interest of the setting of the Listed Building and the character of the Conservation Area and in the interests of residential amenity.
- (7) In the interests of residential amenity of adjoining development.
- (8) In the interests of the setting of the Listed Building and the character of the Conservation Area.
- (9) In the interests of the residential amenity of Flowerdale Cottages, High Street, Markyate.
- (10) To maintain and enhance visual amenity.
- (11) To maintain and enhance visual amenity.
- (12) To maintain and enhance visual amenity.
- (13) To ensure an adequate standard of sound attenuation.
- (14) To ensure an adequate standard of sound attenuation.
- (15) To ensure an adequate standard of sound attenuation.

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.

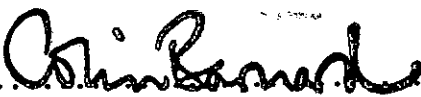
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

- (5) The dwellinghouse hereby permitted and that granted permission under 4/2174/88 shall not be occupied until the driveways and parking areas have been surfaced in pea shingle fully in accordance with the details shown on Drawing No. 3927/03B and there shall be no variation thereafter.
- (6) All boundary treatment shown on Drawing No. 3927/03B shall be provided prior to the occupation of the dwellings hereby permitted and that granted permission under 4/2174/88.
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extensions or alterations to the dwellinghouses hereby permitted in Classes A, B and C of Part 1 to Schedule 2 without prior written consent of the local planning authority.
- (8) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no additional buildings or new vehicular hardstandings formed within the respective curtilages of the dwellinghouses hereby permitted and that granted under 4/2174/88 under Classes E and F of Part 1 to Schedule 2 without prior written consent of the local planning authority.
- (9) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, no fence, wall or other means of enclosure shall be erected along the common boundary between Flowerdale Cottages and the driveway serving No. 25 High Street, as shown on Drawing No. 3927/03B without prior consent of the local planning authority.
- (10) All the existing trees shown on Drawing No. 3927/03B shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.
- (11) The existing front boundary hedge shown on Drawing No. 3927/03B shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of the development.
- (12) The boundary wall coloured green on Plan No. 4/0122/90 shall be provided prior to the occupation of the dwellings hereby permitted.
- (13) Before development commences the applicant shall submit to the local planning authority an assessment of the adequacy of the existing party wall (including that in the roof space) to provide resistance to the passage of airborne and structure borne sound between No. 25 and No. 27 High Street. The report shall take into account:

/(a)

- (a) the presence or otherwise of airborne sound paths;
  - (b) the presence or otherwise of flanking transmission paths for sound transmission;
  - (c) the density, mass and thickness of separating walls; and
  - (d) the presence of any other features likely to reduce the acoustic insulation performance of the party wall such as in-building of joist ends.
- (14) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of sound insulation which shall include the measures that the assessment referred to in Condition 13 indicates are necessary to ensure the adequacy of sound insulation between Nos. 25 and 27 High Street.
- (15) Any such scheme as may be agreed by the local planning authority under Condition 14 shall be carried out prior to occupation of the proposed dwellings.

Dated 5th day of April 1990

Signed .....  .....

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