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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No	4/0152/89
Other Ref. No.	

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To Dreamwake Ltd 53 Egerton Gardens LondonSW3 2DA

R C Drew c/o 74 Amersham Road Little Chalfont Bucks

Conversion of barns to 2 dwellings, demoltion and rebuild of outbuilding for living accommodaton. Use of agricultural outbuildings as garage/storage areas, reconstruction of ... outbuilding for use as garage/store two storey and single description at .storey extensions to farmhouse and change of use of agriand location cultural land to residential garden and driveway 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 24.1.89 and received with sufficient particulars on24.1.89 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 development hereby permitted shall be contructed in accordance with the following schedule of materials:
 - Main barn Nos 1 and 2 as shown on sheet 4 and 3 of Drawing 470/88:

Roof: Plain clay tiles.

. Walls: Feather edged timber boarding stained black and second-

hand red bricks,

Windows: Timber frames stained dark brown.

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.
- In order that the local planning authority may retain control (3)over further development in the interests of residential and visual amenity.
 - In order that the local planning authority may retain control (4) over further development in the interests of residential and visual amenity.
 - To maintain and enhance visual amenity. (5)
 - To safeguard the residential amenity of the area. (6)
 - In the interests of visual amenity. (7)

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(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting

(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 | X 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 Act 1971. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning

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Plan No. 4/0152/89

(b) Single storey outbuilding as shown on sheets 4 and 3 of Drawing 470/88:

Roof: Natural slate,

Walls: Feather edged timber boarding stained black and

second-hand red bricks,

Windows: Timber frames stained dark brown.

(c) Farmhouse and two storey extension as shown on sheet 2 of Drawing 470/88:

Roof: Plain clay tiles

Walls: Secondhand red bricks

Windows: Timber sash frames to match the existing house.

(d) Single storey extension to farmhouse:

Roof: Natural slate,

Walls: Feather edged timber boarding stained black and

secondhand red bricks.

Windows: Timber sash frames to match the existing house;

or any other such materials as may be agreed in writing with the local planning authority.

- 3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 or any amendments thereto, there shall be no extensions, additions, insertion of windows, roof lights or dormers to the barns, outbuildings and farmhouse as shown on sheets 1 to 4 of Drawing 470/88 without the express written permission of the local planning authority.
- 4. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988, or any amendments thereto, there shall be no garages or other buildings required for purposes incidental to the enjoyment of the dwellings hereby permitted, nor shall there be any walls, fences or other means of enclosure other than those shown on sheets 1 to 4 inclusive of Drawing 470/88B without the express written permission of the local planning authority.
- of landscaping as shown on sheet 1 to 4 of drawing 470/88 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Plan No. 4/0152/89

- 6. The extensions to the farmhouse hereby permitted as shown on sheets 1 and 2 of Drawing 470/88 together with the remainder of the dwelling of which it shall form a part shall be used only for domestic purposes as a single family dwelling.
- 7. The front boundary wall to the north of Barn 1 as shown on sheet 1 of Drawing 470/88 shall be no greater than 1 metre in height and shall be constructed from second hand red bricks similar to thosedescribed in condition 2 above, or other such materials as may be agreed in writing with the local planning authority.

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Dated		day or		1767

Signed

Designation CHOEF PLANNING OFFICER