

- (6) No work shall be started until a comprehensive scheme of landscaping 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 first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (7) Details of the alterations to access shall be in accordance with a scheme to be submitted to and approved by the local planning authority before development is commenced.

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.
- (3) In the interests of the preservation of the building.
- (4) For the avoidance of doubt.
- (5) To accord with the terms of the application and in the interests of visual amenity.
- (6) To maintain and enhance visual amenity.
- (7) In the interests of highways safety.

Dated.....19th.....day of.....May.....19..83

Signed.....

Designation.....Chief Planning Officer

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.

BH

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To:

Mr.J.Keen
Lower End Garage
Marsworth
Nr.Tring

Mr.Brian Branwhite(Surveyor)
65 High Street
Tring

Conversion of barn to two dwellings - Submission
of details of external materials, Garage design,
landscaping and access re 4/0310/83
Grange Farm, Puttenham

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0310/83

granted on 19 May 1983 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 18 December 1986

Dated 6 day of March 1987

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.