TOWN	& COUNTRY PLANNING ACTS,	1971 and 1972	Town Planning Ref. No
	DISTRICT COUNCIL OF	DACORUM	
То	Applicant: Ers.Spiers, Grange Parm, Puttenham, Herts.	Agent: Brown & M 41 High S Tring, Herts.	* *
	Grange :Farm, :Puttenham.		Brief description and location of proposed development.
being in	force thereunder, the Council hereby s	permit the development p	proposed by you in your application

(1) The development to which this permission relates shall be begun within a period of ... 5.... years commencing on the date of this notice.

and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (2) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) Notwithstanding anything contained in the Town and Country Planning General Development Order 1977-81, no alterations or extensions to the building shall be carried out without express planning permission having first been obtained.
- (4) Details of the design and external appearance of the garage building shall be submitted to, and approved by, the local planning authority prior to commencement of work, and such building shall be completed and made available prior to occupation of the residential units hereby permitted.
- (5) The buildings shown to be demolished on Plan No.4/0310/83 shall be so demolished prior to occupation of the residential units.

4/0310/83 Cont'd

- (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 be 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 emenity.
- (6) To maintain and enhance visual amenity.

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(7)	In	the	interests	of	highways	asfety.

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Simul Colin Barner	
	Colin Barner

Designation Chief Planning Officer

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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.

Town Planning Ref. No.

4/1764/86

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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

Brief description and location of proposed development

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

Grange Farm, Puttenham

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

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

Dated

6

day of

March

1987

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.