

LA

Town Planning
Ref. No. 4/0341/88

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To

Saker Contracting Ltd
Brickwall Cottage
Frithsden
Herts HP

Derek W Rogers Dip Arch RIBA
48 High Street
Tring
Herts

....Conversion and part reconstruction of barn complex....
....to form five dwellings and offices.....
at Church Farm, Pipers Hill, Great 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 22 February 1988 and received with sufficient particulars on 24 February 1988 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 2 years commencing on the date of this notice.
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 as so approved.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include details of all roads driveways parking areas and paved areas hard surfaces and external works together with boundary treatment and indications of all existing trees and hedges showing which are to be retained and what measures are to be taken for their protection in the course of development.

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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.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. To safeguard the residential amenity of the area.
7. To ensure an adequate standard of sound attenuation.
8. In the interests of preserving the character and appearance of the buildings
9. In the interests of preserving the character and appearance of the buildings
10. In the interests of highway safety.
11. In the interests of highway safety.
12. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
13. In the interests of preserving the character and appearance of the buildings

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.

4. All the approved details of the landscaping scheme referred to in condition (3) above shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the landscaping 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.
5. No element of the development shall be occupied until the arrangements for vehicle garaging and parking associated with it and shown on Drawing No 1742 PD/1 shall have been provided and these areas shall not thereafter be used for any purpose other than the parking of vehicles.
6. The building identified as 'Offices East Barn' on Drawing No. 1742 PD/1 shall only be used for a purpose falling within Class B1(a) of the Schedule to the Town and County Planning (Use Classes) Order 1987 or in any provision equivalent to this Class in any statutory instrument revoking and re-enacting that Order.
7. No development shall take place until a scheme for protecting the houses lettered 'A' and 'E' on Drawing No. 1742 PD/1 from transmitted noise shall have been submitted to and approved by the local planning authority.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (as applied by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1985) (or any Orders amending, revoking and re-enacting these Orders) no development comprised within Classes I and II of the 1977 Order shall be carried out nor shall there be any alteration to the external appearance of the buildings hereby permitted other than with express planning permission granted by the local planning authority.
9. The development hereby permitted shall not be carried out otherwise than in accordance with the plans listed below and with the other details submitted with the application apart from such variations as may have been agreed in writing with the local planning authority or as may be required by any other conditions attached hereto.

LIST OF PLANS REFERRED TO

Drawing No.	Title
1742 PD/1	Site/Roof Plan
1742 PD/2	Ground Floor and Elevations
1742 PD/3	First Floor and Elevations
1742 PD/4	Sections/Courtyard Elevations

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10. Provision shall be made for a sight line measuring 2.4 m x 30 m in a north-easterly direction from the centre line of the access from Pipers Hill within which there shall be no obstruction more than 600 mm above carriageway level.
11. The development hereby permitted shall not be occupied until the sight line referred to in Condition 10 above shall have been provided and it shall be so maintained at all times thereafter.
12. The car parking spaces notated 9-14 inclusive on Drawing No. 1742 PD/1 shall be kept available for the use only by occupiers of or visitors to the offices in the East Barn.
13. No works shall be carried out to the Central Barn until full details of the internal alterations shown on Drawing Nos. 1742 PD/2 and 1742 PD/3 shall have been submitted to and approved by the local planning authority.

Dated

4/10/88

Signed

John Bernard

Designation

Chief Planning Officer