

Town Planning

Ref. No. 4/0352/86

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To

Mr and Mrs J B Waterton
The Bothy
Nettleden Road
Little Gaddesden

Mr P S Burdess
31 Ringshall
Berkhamsted

..... Demolition of existing dwellinghouse and erection
..... of dwellinghouse and garage
at ... "The Garden Cottage", Nettleden Road, Little
..... Gaddesden

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 19 March 1986 and received with sufficient particulars on ... 20 March 1986 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) 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) The dwelling hereby permitted shall not be occupied until the existing dwellinghouse and derelict outbuildings shown on drawing nos 047/D/L/12/D and 047/D/L/013 (plan no 4/0352/86) shall have been demolished and the materials removed from the site.
- (4) Notwithstanding the provisions of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas etc) Special Development Orders 1985-1986, (or any order revoking and re-enacting those Orders)
 - (a) the buildings hereby permitted shall not be added to, extended or enlarged without the prior written consent of the local planning authority
 - (b) no garage, stable, loosebox or coach house (other than the garage hereby permitted) shall be erected without the prior written consent of the local planning authority.

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) The proposal is an alternative to and not additional to the existing dwellinghouse in accordance with the policies of the local planning authority.
- (4) To enable the local planning authority to consider such proposals in accordance with policies applicable to the area.
- (5) As for reason 4.
- (6) In the interests of the amenities of the occupants of the adjacent dwellinghouse.
- (7) As for reason 6.
- (8) As for reason 6.
- (9) In the interests of highway safety.

Dated.....5.....day of.....June.....19 86

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.

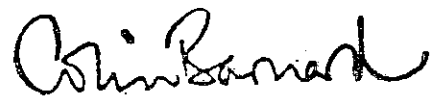
5. Notwithstanding the provisions of s.22(2) of the Town and Country Planning Act 1971 (as amended):-

- (a) the garage structure hereby permitted shall only be used principally for the garaging of motor vehicles and shall not at any time be adapted or converted to form kitchen, scullery or habitable room (as defined in Parts F of Schedule 1 under Regulations 4 and 6 of the Building Regulations 1985 or any other Order revoking and re-enacting those Regulations) without the prior written consent of the local planning authority.
- (b) no increase in floorspace within the dwellinghouse shall be provided in excess of that shown on drawing no 047/D/L/12/D (plan no 4/0352/86) without the prior written consent of the local planning authority.

- 6. Prior to the first rateable occupation of the dwellinghouse hereby permitted, a 6 ft high imperforate fence or wall shall be erected on the south western boundary of the site between points AB and BC and such fencing or walling as erected shall be retained at all times thereafter.
- 7. No work shall be started on the development hereby permitted until details of the treatment of the south eastern boundary of the site shall have been submitted to and approved by the local planning authority.
- 8. The development hereby permitted shall not be occupied until the details approved in accordance with condition 7 hereof shall have been carried out.
- 9. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Dated 5 day of June 1986

Signed



Designation CHIEF PLANNING OFFICER