

MR

Town Planning 4/0383/88

Ref. No. ....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To P Roche  
Bucks Hill Stables  
Chipperfield  
Herts

Change of use of Tackroom/Office to Residential  
Accommodation and use of Caravan as Residential  
Accommodation.  
at Bucks Hill Stables,  
The Common, Chipperfield.

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 26.2.88 and received with sufficient particulars on 1.3.88 and shown on the plan(s) accompanying such application, subject to the following conditions:—

(XXXXXX development to which this permission relates shall be begun within a period of XXXX months from the date of this notice XXXX)

- 1) This permission shall expire on 30 June 1989.

(1) I do not comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.

- Dated Second day of June 1988

Signed.

**CHIEF PLANNING OFFICER**

(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.

**IMPORTANT - THIS COMMUNICATION AFFECTS  
YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning  
and Compensation Act 1991)**

**ENFORCEMENT NOTICE  
(MATERIAL CHANGE OF USE)**

**ISSUED BY: DACORUM BOROUGH COUNCIL**

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A (1) (a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED**

Land at Bucks Hill Stables The Common Chipperfield  
Hertfordshire shown edged red on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the occupation of a tack room and caravan coloured green on the attached plan for residential purposes planning permission for such use having expired on 31 December 1990 and planning permission for continued use having been refused on 13 June 1991.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred since 31 December 1990 when planning permission for occupation of the tack room and caravan for residential purposes expired.

The site lies within the Metropolitan Green Belt where planning permission for new residential uses is not normally granted unless required for the purposes of agriculture or forestry. In this case temporary planning permission has been granted on two occasions to enable the establishment of a viable agriculture unit. However during this period the agriculture unit has not become viable and it does not appear that it will become so. In these circumstances continued residential use cannot be justified as it would be contrary to the policies for the protection of the Metropolitan Green Belt set out in Planning Policy Guidance 2, the Hertfordshire County Structure Plan and the Dacorum Borough Local Plan Deposit Draft. The development conflicts with the five purposes of the Green Belt set out in PPG2 in that it constitutes encroachment of development into the countryside.

The local planning authority has a duty to consider the enhancement of the character of appearance of Conservation Areas. The site of the tack room and caravan lies within the Chipperfield Conservation Area and the siting of the caravan fails to enhance the character of this Conservation Area.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Stop occupying the tack room and caravan for residential purposes.

Time for compliance: 1 year after this Notice takes effect.

- (ii) Remove all residential furniture fittings and effects from the tack room.

Time for compliance: 1 year after this Notice takes effect.

(iii) Remove the caravan from the land.

Time for compliance: 1 year after this Notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 17th April 1992 unless an appeal is made against it beforehand.

Dated: 6th March 1992

Signed: K. M. Purdy

on behalf of: Director of Law and Administration  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts HP1 1HH

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 17th April 1992. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

## WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 17th April 1992 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council. On conviction, a fine of up to £20,000 may be imposed by the Magistrates' Court or an unlimited fine by the Crown Court.

2.92/EN/BUCKS/RH/SGC/BS.5

