

TOWN PLANNING REGISTER SHEET

SGC

ADDRESS/LOCATION OF SITE: Six Tunnels Farm Gaddesden Row	TOWN PLANNING REF. NO: 4/0445/89	
	LOCAL AUTH. BLD. REGN. OR OTHER REF. NO:	
	DATE OF COMMENCEMENT OF STATUTORY PERIOD: 7 March 1989	
LOCAL AUTHORITY NAME: DACORUM BOROUGH COUNCIL	DATE OF EXPIRY OF STATUTORY PERIOD: 1 May 1989	
PARISH NAME: Great Gaddesden	DATE OF DECISION: 7. 9. 89	
DESCRIPTION OF PROPOSED DEVELOPMENT Conversion of barn to two dwellings	DECISION: CONDITIONAL PERMISSION	
	DIRECTIONS Dept. of Env't. County Plan, Auth. County High. Auth.	
	DATE OF APPEAL DECISION:	
	APPEAL DECISION:	
	O.S. SHEET NO: 527	NAT. GRID REF. TL0436013460
NAME AND ADDRESS OF APPLICANT: Mr A Elding c/o 4 Beechcroft Lane Walkern Herts	ROAD CLASS:	
NAME AND ADDRESS OF AGENT: Beechcroft Design Services 4 Beechcroft Lane Walkern Herts SG2 7PE	PREVIOUS APPLICATIONS ON SAME SITE: 343/88LB 242/80	

SAH

Town Planning
Ref. No. 4/0445/89

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr A Elding
C/o 4 Beechcroft Lane
Walkern
Herts

Beechcroft Design Services
4 Beechcroft Lane
Walkern
Herts SG 2 7PE

.....Conversion of barn to two dwellings.....

at ..Six Tunnels Farm, Gaddesden Row.....

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 7 March 1989 and received with sufficient particulars on 7 March 1989 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 so approved.
- (3) Before development is commenced, a scheme illustrating the means by which sound transmission between the two dwellings hereby permitted shall be resisted shall be submitted to and approved by the local planning authority. Such scheme as is approved shall be implemented prior to the first occupation of the dwellings.

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 ensure an adequate standard of sound attenuation.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) To ensure a satisfactory appearance in this rural area.
- (7) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (8) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (9) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (10) To safeguard residential amenity.
- (11) In the interests of residential and visual amenity.
- (12) To ensure satisfactory residential amenity for the new dwellings.

Dated ~~XXXXXX~~ day of ~~XXXXXX~~ 19~~XX~~

~~Signed~~

~~Deputy Chairman~~

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) 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 indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (5) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development 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.
- (6) The post and rail fencing referred to on plan 4/0445/89 shall be constructed from timber and finished in a dark staining.
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto (or any Order revoking and re-enacting that Order) there shall be no extension or addition to the dwellings hereby permitted, neither shall there be any garages or other buildings erected incidental to the enjoyment of the said dwellings without the written permission of the local planning authority.
- (8) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of dwellings hereby permitted, forward of any wall of that dwellinghouse which fronts onto a road.
- (9) This permission shall not extend to the conversion of any buildings shown within the site on plan 4/0445/89 for the purposes of parking and garaging of cars.
- (10) The buildings shown labelled as A B and C on plan 4/0445/89 shall not be used for the purposes of accommodating livestock or for the storage of slurry or sewage sludge.
- (11) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no development falling within Class A of Part 6 of Schedule 2 to that Order shall be carried out anywhere on the land edged blue or red on plan no. 4/0445/89 otherwise than with a grant of planning permission.
- (12) Before the dwellings hereby permitted are occupied, the 2m high brick wall and the brick and timber western flank wall of Barn A shown on plan no. 4/0445/89 shall be constructed and thereafter maintained to the reasonable satisfaction of the local planning authority.