

Town Planning 4/0456/87  
Ref. No. ....

Other  
Ref. No. ....

**TOWN & COUNTRY PLANNING ACTS, 1971 and 1972**

THE DISTRICT COUNCIL OF ..... DACORUM .....  
IN THE COUNTY OF HERTFORD

To Mr N G Halsey Rumball Sedgwick  
c/o Rumball Sedgwick 58 St Peters Street  
58 St Peters Street St Albans  
St Albans

<p>Change of use of barn from agricultural use to industrial or office use. External alterations; formation of car park and alterations to access at Whitehouse Farm, Gaddesden Row</p>	<p>Brief description and location of proposed development.</p>
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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 24 March 1987 and received with sufficient particulars on 25 March 1987 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) The development hereby permitted shall not be used otherwise than for the purpose of Business as defined in Class B1 of Part B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any other revoking and re-enacting that Order).
- (3) The development hereby permitted shall not include the details of alterations shown on the indicative drawings reference 4/0456/87 and no work shall be started on the development hereby permitted and the building shall not be occupied until full details of alterations to the building and erection of fences, gates, walls or other means of enclosure shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with those details as approved.

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) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (3) To ensure satisfactory appearance.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity in this area of outstanding natural beauty.
- (7) To ensure an adequate standard of sound attenuation
- (8) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (9) In the interests of highways safety.
- (10) To ensure a satisfactory development in this area of outstanding natural beauty and to enhance the setting of the listed buildings.

Cont'd

Dated 18th June 1987

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.

CONDITIONS CONTINUED

- (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 development, whichever is the sooner; and any trees or plants which, during the construction of the development or within a period of five 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 season.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1987 as amended by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas, etc) Special Development Orders 1985-1986 (or any Order or Orders revoking and re-enacting those Orders):-
  - (a) there shall be no extension or addition to the building the subject of this permission; and
  - (b) no fences, gates, walls or other means of enclosure shall be erected, other than those shown on plan 4/0456/87 or approved in pursuance of condition 3 hereof; without the express written permission of the local planning authority.
- (7) Between the hours of 7 am and 7 pm on Mondays to Fridays inclusive, noise from operations conducted on the premises shall not exceed 52 dBA as measured on the boundaries over any 15 minute period and expressed as 15 minute equivalent continuous sound pressure level (Leq 15 minutes). At any other time, noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 38 dBA (Leq 15 minutes). The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.
- (8) No part of the development hereby permitted shall be brought into use until the seven car parking spaces and access and circulation facilities shown on plan no 4/0456/87 or any other plan agreed in writing with the local planning authority shall have been provided and they shall not be used thereafter otherwise than for the parking and circulation of vehicles.
- (9) The developer shall construct the crossover to the highway 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.

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CONDITIONS CONTINUED

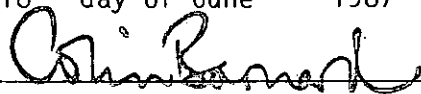
- (10) No part of the development hereby permitted shall be brought into use until the lean-to structures abutting the north-western and north eastern walls of the principal timber framed building the subject of this application shall have been demolished and the materials removed from the site within 56 days of the first rateable occupation of the development hereby permitted.
- (11) There shall be no outside storage of goods, refuse and materials except in accordance with a scheme which shall have been submitted to and approved by the local planning authority prior to such storage taking place.
- (12) Notwithstanding the provisions of s.22(2)(a) Town and Country Planning Act 1971 (as amended) the floor area within the building the subject of this application shall not exceed 104 sq m measured externally, unless application has been made to and approved by the local planning authority.

REASONS CONTINUED

- (11) To ensure a satisfactory development in this area of Outstanding Natural Beauty and to enhance the setting of the listed buildings.
- (12) In order that the local planning authority may review the situation in the light of restrictive planning policies that apply in the locality and the need to provide car parking accommodation within the site in accordance with standards adopted by the local planning authority based upon the nature of the use and total floorspace within the building.

Dated 18 day of June 1987

Signed



CHIEF PLANNING OFFICER