

Town Planning

Ref. No. .... 4/0497086 .....

Other

Ref. No. ....

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

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

DACORUM

To Mr C Fay  
 18 Cow Roast  
 Hamlet  
 Tring

Mr D Clarke  
 47 Gravel Lane  
 Hemel Hempstead

... Two storey, side and single storey front and .....  
 rear extensions .....  
 at 18 Cow Roast, Tring .....  
 .....

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 ..... 4.4.86 .....  
 and received with sufficient particulars on ..... 10.4.86 .....  
 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 materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
- (3) Facilities for archaeological excavation consistent with the proposed development, and the right of regular access to the site before the construction of the proposed building to make archaeological records by persons authorised by the local planning authority, shall be provided in accordance with a time table and scheme agreed in writing with the local planning authority prior to the commencement of any works on site authorised by this permission.

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) To enable the local planning authority to maintain proper control over the development and avoid damage to this (a) area of archaeological interest or (b) registered ancient monument.

Dated.....17th.....day of.....June.....19.80

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 and to any directions given under the order.

If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its original or intended use, he may serve on the Common Council, or on the Council of the county borough, London borough or 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 such circumstances, a claim may be made against the local planning authority for compensation, where the development was granted subject to conditions by the Secretary of State on appeal or on a reference of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.