

Town Planning  
Ref. No. .... 4/0520/88 .....

Other  
Ref. No. ....

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

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

To R G Davies  
Corner Farm  
Gaddesden Row  
Hemel Hempstead, Herts.

New Homes Marketing Limited  
138 Cemetery Road  
Houghton Regis  
Beds LU5 5DA

.....	Conversion of barn to residential	.....
.....	.....	.....
at .....	Corner Farm	.....
.....	Gaddesden Row, Hemel Hempstead, Herts.	.....

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 ..... 20.2.88 .....  
and received with sufficient particulars on ..... 23.3.88 .....  
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) All planting, seeding or turfing comprised in the landscaping details shown on drawing No. 613.20B (plan ref: 4/0520/88) shall be carried out in the first planting and seeding season following the first 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.
- (3) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1987 (as applied 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 revoking and re-enacting those Orders) ):
  - (a) there shall be no extension or addition to the buildings to which this permission refers; and

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 maintain and enhance visual amenity
- (3) In order that the local planning authority may retain control over further development in the interests of the setting of these buildings and the adjacent listed building and of residential and visual amenities in this designated area of outstanding natural beauty.
- (4) In the interests of the setting of these buildings and the adjacent listed buildings and residential amenities of the occupants of these buildings.
- (5) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (6) In the interests of visual and residential amenity.

Dated.....**SECOND**.....day of.....**JUNE**.....19**88**...

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.

Condition 3 contd/

- (b) there shall be no development within Classes I and II of Schedule I to the above Orders within the area marked 'communal garden' to the north-west of the buildings to which this permission refers.

Without the express written permission of the local planning authority.

4. The walls on the south-eastern boundary of the site shown on drawing Nos: 613.20B and 613.19A (plan ref: 4/0520/88) shall be erected prior to the first occupation of any part of the development hereby permitted and shall be retained at all times thereafter.
5. The development hereby permitted shall not be occupied until arrangements for garaging and vehicle parking shown on drawing No. 613.20B (plan ref: 4/0520/88) shall have been provided and they shall not be used thereafter except for the garaging and parking of vehicles.
6. No dwelling hereby permitted shall be occupied until the existing dutch barn within the area marked 'communal garden' and the existing concrete framed building within the group of buildings shall both have been demolished.

DATED .....SECOND..... day of .....JUNE..... 1988

Signed ..........  
Designation CHIEF PLANNING OFFICER .....