

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr J Sharpe
Marston House
Sheethanger Lane
Hemel Hempstead Herts

Johnson & Partners
39a High Street
Hemel Hempstead
Herts

....Stable block.....

at ..Northchurch Cottages, Northchurch, Common, 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 dated17.3.88..... and received with sufficient particulars on.....25.3.88..... 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) Before the stable block hereby permitted is brought into use the fence marked green on drawing no. 161/7/7 Rev D shall be erected for its entire length and thereafter be maintained
- (3) The stable block hereby permitted and the associated driveway and paddock shall only be used for purposes incidental to the enjoyment of Northchurch Cottages as a dwellinghouse.
- (4) No vehicles shall be parked within the area verged yellow on drawing no 161/7/7 Rev D.

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 the segregation between the residential curtilage, paddock and driveway in the interests of the appearance and character of the locality which is within the Chilterns Area of Outstanding Natural Beauty and features an area of Natural History Interest.
- (3) To prevent the introduction of a commercial use at a site located within a rural part of the Chilterns Area of Outstanding Natural Beauty which adjoins an Area of Natural History Interest.
- (4)&(6) In the interests of preserving the character of the Chilterns Area of Outstanding Natural Beauty which adjoins an area of Natural History Interest.
- (5) & (8) To maintain and enhance visual amenity.
- (7) In the interests of preserving the character of the Chilterns Area of Outstanding Natural Beauty and in the interests of safeguarding the future health of trees abutting the driveway.

Dated.....day of.....19.....

Signed.....

Designation

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.

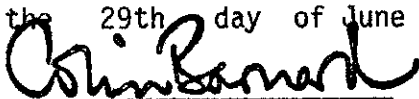
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

- (5) The trees shown on Drawing no 1617/7 Rev D shall be planted in the first planting season 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 roofing of the stable block shall at all times be finished in blue grey mineral felt.
- (7) Details of the type of the surface to be used for the driveway shall be submitted to and approved by the local planning authority prior to the stable block being brought into use and there shall be no variation to the approved surface without the express written permission of the local planning authority.
- (8) Trees abutting the driveway shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Dated the 29th day of June 1988

Signed



Designation CHIEF PLANNING OFFICER