

Town Planning 4/0591/86
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

AJP

Other
 Ref. No.

THE DISTRICT COUNCIL OF DACORUM
 IN THE COUNTY OF HERTFORD

To Dr K S McLachlan
 Whitesmocks
 Rucklers Lane
 Kings Langley
 Herts

..... Bungalow and garage
.....
at Plot 57 Ladymeadow, Rucklers Lane, <i>Kings Langley</i>
.....

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 24th April 1986 and received with sufficient particulars on 24th April 1986 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) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendment thereto, there shall be no alteration or additions to the north elevation of the building hereby permitted without the express written permission of the local planning authority.
- (3) The existing hedge on the northern and eastern boundaries of the site shall be retained and shall not be removed without the previous written consent of the local planning authority. Any part of the hedge removed without such consent, or dying, or being seriously damaged or becoming seriously diseased shall be replaced with species of such size and variety and in such a position as shall be agreed with the local planning authority.

/Cont'd.....

- (4) 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 timetable and the 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) Alterations or additions to the north elevation may adversely affect the amenities of adjacent dwellings.
- (3) In the interests of visual amenity.
- (4) To enable the local planning authority to maintain proper control of the development and avoid damage to this area of archaeological interest.

Dated.....26th.....day of.....June.....19 86.....

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.