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Town Planning

Ref. No. 4/0635/87

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Dr P Ward
Red Cow Farm
Markyate
Herts

Mr G M Salter
24 Ox Lane
Harpenden
Herts

..... Conversion of barn and part of outbuilding to form
..... dwellinghouse
.....
at ... Red Cow Farm, Watling Street, Markyate

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 15 April 1987 and received with sufficient particulars on 29 April 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:—

(1) ~~xxxx The development to which this permission relates shall be begun within a period of xxxxxxxx years commencing on the date of this notice xxx~~

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, ~~design~~ design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
2. (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this Notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:—
 - (i) The expiration of a period of five years, commencing on the date of this Notice
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local

planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.

/See attached sheet.....

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

~~(XXXXXX comply with the requirements of Section 41 of the Town & Country Planning Act 1971)~~

- (1) To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order 1977, as amended.
- (2) To comply with the requirements of Section 42 of the Town and Country Planning Act 1971.
- (3) For the avoidance of doubt.
- (4) To maintain and enhance visual amenity.
- (5) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (6) In the interests of highways safety.

Dated..... 9 day of July 19 87

Signed.....

Designation ...CHIEF PLANNING OFFICER

NOTE

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(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.....

- (3) The development hereby permitted shall not include the details of alterations shown on the indicative drawings re 4/0635/87.
- (4) The landscaping details submitted in accordance with condition 1 hereof shall be carried out in the first planting and seeding seasons following occupation of the buildings, 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 year.
- (5) 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 buildings the subject of this permission; and
- (b) there shall be no buildings, structures or erections constructed, erected or placed within the application site, without the express written permission of the local planning authority.
- (6) The dwelling hereby permitted shall not be occupied until space has been laid out within the site in accordance with plan 4/0635/87 for the parking of five cars and for vehicles to turn so that they may enter and leave the site in forward gear.

Dated 9 day of July 1987

Signed 

Designation CHIEF PLANNING OFFICER