

SAH

Town Planning

Ref. No. .... 4/D653/89 .....

Other

Ref. No. ....

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

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD .....

To Mr A Austin  
 "The Paddock"  
 Potash Lane  
 Long Marston  
 Tring, Herts

Mr B Johnson  
 13 Deans Furlong  
 Tring  
 Herts HP23 4AR

..... Replacement dwelling .....

at ... The Paddock, Potash Lane, Long Marston .....

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 ..... 5 April 1989 ..... and received with sufficient particulars on ..... 11 April 1989 ..... 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) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined in s.290 of the Town and Country Planning Act 1971 or in forestry, a dependant of such a person residing with him or her or a widow or widower of such a person.

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 a satisfactory appearance.
- (3) The erection of dwellings in the countryside is contrary to the local planning authority's general planning policy for the area and, were it not for the special agricultural justification which has been established in this instance, the development would not be permitted.
- (4) To ensure that there is only one dwelling on the site, and in the interests of visual amenity.
- (5) In order that the local planning authority may retain control over further development in the interests of visual amenity.

~~xxxxx~~.....~~xxxxx~~.....~~xx~~.....

~~Signed~~.....

~~Designation~~.....~~xxxxxxxxxx~~.....

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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.

- (4) Within three months of the first occupation of the dwelling hereby permitted, the existing dwelling on the site shall be demolished and the material arising shall be removed from the site.
- (5) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no development falling within Classes A, B, C or D of Part 1 of Schedule 2 to the Order shall be carried out except with a grant of planning permission.

Dated this        Seventh        day of        September        1989

Signed: \_\_\_\_\_



CHIEF PLANNING OFFICER .