

Town Planning

Ref. No. 4/0666/86

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr P Webber
Leverstock Green Farmhouse
Leverstock Green
Hemel Hempstead

P Birch AADipl RIBA
6 Puller Road
Hemel Hempstead

..... Change of use and alterations to outbuilding
..... to form two dwellings
at Leverstock Green Farmhouse, Leverstock Green Road, ...
..... Hemel Hempstead

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 6.5.1986
and received with sufficient particulars on 13.5.1986
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) The development shall not be carried out otherwise than in accordance with the applicant's amended drawings received by the local planning authority on 15 July 1986.
- (3) 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.
- (4) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 and any amendments thereto, there shall be no enlargement, improvement or other alteration carried out either to the existing building or proposed garage and neither shall there be constructed within the site any freestanding building without the express permission in writing of the local planning authority.
- (5) The building shall not be occupied for residential purposes until facilities for car parking have been provided in accordance with the approved plan.

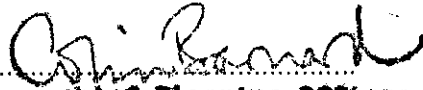
- (6) Visibility sight-lines of 2.4 m x 2.4 m shall be provided in accordance with the approved plans within which there shall be no obstruction above 600 mm above pavement level.
- (7) The new access to Windermere Close shall not be used otherwise than for purposes incidental to the enjoyment of the dwellings hereby permitted.

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 avoid doubt
- (3) To ensure satisfactory appearance
- (4) In the interests of residential and visual amenity
- AND (5) To ensure adequate and safe provision of off-street car
- (6) parking
- (7) To ensure satisfactory residential amenities.

(For Council's use only)

Dated.....14th.....day of.....August.....1986.....

Signed.....
Chief Planning Officer
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.