Town Planning Ref. No 4/0	719/90
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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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To Mr W W Woods Journeys End Little Gaddesden Berkhamsted

Border Oak Design and Construction Ltd Kingsland Sawmills Kingsland Leominster

	. AGRICULTURAL .WORKERS .DWELLING .AND .DOUBLE .GARAGE	:
at .	FOURWAYS FARM (FORMERLY HATCHES FARM)	description and location
	. DAGNALL ROAD, GREAT GADDESDEN	of proposed development.

- (1) The development to which this permission relates shall be begun within a period of years commencing on the date of this notice.
 - (2) The development hereby permitted shall be constructed in oak timber frame with cream colour smooth render panels and red/blue/purple mix plain clay tiles or such other materials as may be agreed in writing with the local planning authority.
 - (3) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the local planning authority.
 - 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.
 - (5) The floor area of the dwelling hereby permitted shall not exceed 1500 sq ft.

The reasons for the Councit'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.

To ensure a satisfactory appearance.

(3) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

(4) The erection of dwellings in the countryside in 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.

(5) The site is within a sensitive location where a reasonable limit must

be placed on the site of any new dwelling.

Dated	27	day	ofSeptemb	er1990

Designation ...DIRECTOR OF PLANNING

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.