

Town Planning

4/0722/78

Ref. No. ....

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

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr. B. Broad,  
Agricultural Building Services,  
Hollow Drift,  
Hockett Lane,  
Cookham Dean, Berks.

Agricultural building.

at Bulstrode Farm, Bulstrode Lane, Chipperfield.

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 6th June, 1978 and received with sufficient particulars on 8th June, 1978 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.
- (3) The development hereby permitted shall not be carried out except in conformity with a scheme for landscaping treatment of the site which shall be submitted to the local planning authority and no development of the site shall be begun until the local planning authority has in writing expressed its approval of the landscaping scheme. The scheme as agreed shall be carried out simultaneously with the development or such longer period as may be permitted and thereafter maintained for a period of five years, including the replacement of any trees and/or shrubs which may die, to the satisfaction of the local planning authority.

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 satisfactory appearance.**
- (3) **In the interests of the visual amenities of the locality.**

Dated.....**19th**.....day of.....**July**.....19**78**.....

Signed.....

Designation **Director of Technical Services**

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, Whitehall, 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.

L.A.  
Ref. No. 8348

*The Council of the Borough of* .....

*Urban District of* .....

*Rural District of* ..... **Hemel Hempstead.**

To Mr. P. Lory,  
Home Farm,  
Langleybury,  
Kings Langley,  
Herts.

**Brief  
description  
and location  
of proposed  
development.**

- (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. A sample of the materials to be used for the external surfaces of the buildings shall be submitted to and approved by the Local Planning Authority before the work is commenced.
3. The development hereby permitted shall not be carried out except in conformity with a scheme for landscaping treatment of the site which shall be submitted to the local planning authority and no development of the site shall be begun until the local planning authority has in writing expressed its approval of the landscaping scheme. The scheme as agreed shall be carried out simultaneously with the development or such longer period as may be permitted and thereafter maintained for a period of five years, including the replacement of any trees and/or shrubs which may die, to the satisfaction of the local planning authority.

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. & 3. In the interests of the visual amenities of the locality.

Dated.....4th.....day of.....December.....1973.

*J. J. J. J.*  
Clerk/Surveyor of the Council.

#### 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, Whitehall, 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.

HEMEL HEMPSTEAD RURAL DISTRICT COUNCIL

4/0722/78

**PUBLIC HEALTH ACT, 1936**

THE BUILDING REGULATIONS, 1965.

To Mr. P. Lory,  
Home Farm,  
Langleybury,  
Kings Langley,  
Herts.

Agricultural Building.  
at Bulstrode Farm, Chipperfield.

description  
and location  
of proposed  
work

## NOTICE THAT PLANS OF PROPOSED WORK HAVE BEEN PASSED

THE COUNCIL HEREBY GIVE YOU NOTICE in pursuance of Section 64 of the Public Health Act 1936, that the Plans and/or Description of the works proposed by you and deposited with them in accordance with the Building Regulations 1965 on 6th June, 1973. were passed at their meeting held on 3rd July, 1973.

The passing of the Plans operates as an approval for the purposes of the Building Regulations and the Public Health Act 1936 only.

It is a requirement of the Building Regulations that the Council shall be furnished with the following notices:—

- (a) not less than 24 hours notice in writing of the date and time when the operation will be commenced; and
- (b) not less than 24 hours notice in writing before the covering of any excavation for a foundation, any foundation, any damp proof course or any oversite; and
- (c) not less than 24 hours notice in writing before any drain or private sewer to which these regulations apply will be haunched or covered in any way; and
- (d) notice in writing not MORE THAN 7 DAYS after the work of laying such a drain or private sewer has been carried out, including any necessary work of haunching, surrounding and back-filling of the trench.

Notice in writing shall also be given as follows:—

- (a) notice not MORE THAN 7 DAYS after the completion of the erection of a building, or (if it is proposed to occupy a building or part of a building before it is completed) not LESS than 7 days before occupation as well as NOT MORE THAN 7 DAYS after completion.
- (b) notice not MORE THAN 7 DAYS after the completion of any alteration or extension of a Building.
- (c) notice not MORE THAN 7 DAYS after the completion of the works or the installation of fittings in connection with a building.

This notice does not constitute a consent under the Town & Country Planning Act, 1962, the Factories Act 1961 or the Offices, Shops and Railway Premises Act 1963.

If it is desired to obtain an Improvement Grant under the Housing Acts, a separate application must be made to the Council and their approval obtained *before the work is commenced.*

Dated this 3rd day of July 19 73.



Surveyor  
to the Hemel Hempstead Rural District Council

THE BURY,  
QUEENSWAY,  
HEMEL HEMPSTEAD.