

Town Planning

Ref. No. 4/0743/89.....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DD

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr W Brooks
1, Glen Tor
Woodland Rise
Studham
Dunstable
Beds

Richard I Onslow, Architect
The Old School
High Road
Soulbury
Nr Leighton Buzzard
Beds

... Conversion and Extension to Barn to form dwelling.....
... and erection of double garage.....
at Adjoining "Riverview", Potten End Hill, Great.....
... Gaddesden, Herts.....

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 15.4.89.....
and received with sufficient particulars on 20.4.89.....
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.

Please see attached sheet (4/0743/89 Page 2 - 3)
for further Conditions.

-ctd-

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) For the avoidance of doubt and to ensure that important structural timbers of this Grade II Listed Building are retained.
- (3) (4) (5) (6) (7) & (8). In the interests of the character and appearance of this Grade II Listed Building which occupies an attractive setting adjoining the River Gade.
- (9) To ensure the retention of the existing advertisement which is of historic interest.
- (10) (a) To ensure the adequate and satisfactory provision of vehicle parking and turning facilities for the existing dwellinghouse and the dwellinghouse hereby permitted;
(b) To ensure that the surfacing of parking/turning areas are carried out fully in accordance with the approved plans in the interests of the character, appearance and setting of the Grade II Listed Building which occupies an attractive position adjoining the River Gade;
(c) For the avoidance of doubt.
- (11) In the interests of the character, appearance and setting of the existing Grade II Listed Building, and the adjoining Listed Building which occupy an attractive position adjoining the River Gade.
- (12) (13) & (14). In the interests of maintaining and enhancing the character, appearance and setting of the Grade II Listed Building which occupies a prominent position adjoining the River Gade.
- (15) In order that the local planning authority may retain control over the future appearance, character and setting of the building and its curtilage which occupies an attractive position adjoining the River Gade.

Dated..... day of 19

Signed.....

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.

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- (2) Notwithstanding the details shown on the elevations, no structural timbers shall be cut or removed without the prior approval in writing of the local planning authority.
- (3) No work shall be started on the development hereby permitted until samples of the reclaimed clay tiles and brick type to be used for the plinth 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) The timber boarding to be used for the walls of the extension and garage hereby permitted shall match as closely as possible those on the existing building of which this development shall form a part.
- (5) Details of the materials to be used for the doors of the garage hereby permitted shall be submitted to and approved in writing by the local planning authority.
- (6) The windows of the development hereby permitted shall be stained to match the timber boarding as referred to in Condition (4).
- (7) The chimney flue shown on Drawing No 364/6b shall be painted black.
- (8) Any replacement roof tiles and timber boarding used on the existing building shall be of the same colour, texture and shape as the respective materials on the existing building.
- (9) The existing timber advertisement shown on Drawing No 364/6b shall be retained.
- (10) The dwellinghouse hereby permitted shall not be occupied until the vehicle parking, driveway, associated turning area and garage shown on Drawing No 364/36 have been provided fully in accordance with all the details referred to on that drawing and there shall be no variation of the surfacing treatment thereafter.
- (11) There shall be no parking of vehicles within the areas coloured yellow on Drawing No 364/36.
- (12) All the planting of hedging shown on Drawing No 364/36 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.
- (13) With the exception of the removal of the existing front boundary vegetation all existing trees shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

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- (14) The timber fence shown on Drawing No 364/36 shall be provided prior to the occupation of the dwellinghouse hereby permitted.
- (15) Notwithstanding the provisions of Schedule 2 (Part 1, Part 2 Classes A and C) of the Town and Country Planning General Development Order 1988 there shall be no development carried out within the curtilage of either the dwellinghouse hereby permitted or "Riverview" without the express written permission of the local planning authority.

Dated Twelfth day of September 1989

Signed



CHIEF PLANNING OFFICER