

Town Planning

Ref. No. 4/0795/87

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To

G C Thompson
Chiltern Farm
Chesham Road
Wigginton
Nr Tring

Wilks Head & Eve
9 Harley Street
London W1N 2AL

..... Dwellinghouse and garage

at Three Oaks Plantation, Chesham Road/Cholesbury
Road, Wigginton

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 27.5.87 and received with sufficient particulars on 28.5.87 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 occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in s.290 of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him or her or a widow or widower of such a person.
- (3) The development hereby permitted shall not be occupied until the existing bungalow at the point marked 'A' on drawing no. 2106A II (plan no. 4/0795/87) has been demolished and all materials removed from the site.
- (4) The development hereby permitted shall not be occupied until there has been submitted to and approved by the local planning authority a scheme of landscaping in respect of that area of the application site between the highway Cholesbury Road and the east boundary of "Africandawns" and the west boundary of "The Cedars" and the dwellinghouse hereby permitted, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

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) The site is within the Metropolitan Green Belt in the Adopted Dacorum District Plan wherein the local planning authority will permit only such development as is essential for agricultural or other essential purposes.
- (3) The site is within the Metropolitan Green Belt in the Adopted Dacorum District Plan wherein the local planning authority will permit only such development as is essential for agricultural or other essential purposes.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.

Dated.....11th.....day of.....August.....19..87..

Signed.....

Designation ..CHIEF PLANNING OFFICER

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.

CONDITIONS CONTINUED - PLANNING APPLICATION NO. 4/0795/87

- (5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which during the construction of the development, or 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 following year.

Dated 11th day of August 1987

Signed



Designation CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To:

Mr D Wilson
27 Hall Park
Berkhamsted
Herts HP4 2NU

Submission of landscaping details pursuant to
planning permission 4/0795/87 (two storey side
extension and double garage) - Chiltern Farm,
Chesham Road/Colesbury Road, Wigginton

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0795/87

granted on 11 August 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 27 May 1989.

Dated Third day of October 19 89

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.