

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0922/95

Commission for New Towns
Glen House
Stag Place
Victoria
SW1E 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Woodwells Farm, Buncefield Lane, Hemel Hempstead

VARIATION OF CONDITION 2 OF PLANNING PERMISSION 4/0994/92 (EXTENSION OF PERIOD
FOR SUBMISSION OF RESERVED MATTERS)

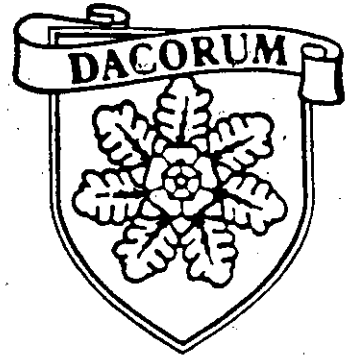
Your application for *the removal of a condition on a previous permission* dated
03.08.1995 and received on 18.07.1995 has been *GRANTED*, subject to any
conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 12.09.1995

(encs. - Conditions and Notes)





CONDITIONS APPLICABLE
TO APPLICATION: 4/0922/95

Date of Decision: 12.09.1995

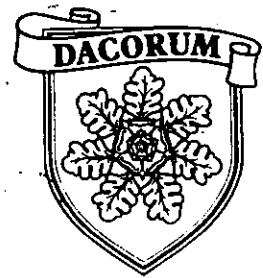
Condition 2 on planning permission 4/0994/920L granted on 10 September 1992 is hereby varied as follows:

"Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority by 12 September 1996 and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of three years commencing on 12 September 1995.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State".

Reason: Planning permission is being granted for a period of three years in order to minimise any uncertainty which would be caused by a longer period of time.





Your right to appeal against the Borough Council's decision

If you wish to have an explanation of the reasons for the Council's decision, please contact the Planning Department. A meeting can be arranged if necessary. If you decide to appeal against the decision, the notes set out below will help you. You may also wish to read the booklet "Planning Appeals - A Guide", published by the Department of the Environment, which is available free from the Planning Department.

Appeals to the Secretary of State for the Environment

* You can appeal to the Secretary of State for the Environment if you are aggrieved by the decision of the Borough Council in any of the following circumstances:

- o refusal of planning permission, listed building consent, conservation area consent, advertisement consent, consent to carry out works to a tree covered by a Tree Preservation Order, or an established use certificate;
- o grant of planning permission, listed building consent, conservation area consent, advertisement consent or consent to carry out works to a tree covered by a Tree Preservation Order subject to conditions;
- o refusal to vary or discharge any conditions attached to a planning permission, listed building consent or conservation area consent or to substitute any new conditions;
- o refusal to grant a lawful development certificate.

* If you want to appeal, then you must do so within six months of the date on the decision notice (or, in the case of advertisements, within eight weeks of the date you receive the decision notice), using a form which you can get only from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. In the case of a decision concerning a Tree Preservation Order, your appeal must be made within 28 days of the date you receive the decision notice, using a form from the Department of the Environment's Eastern Regional Office, Heron House, Goldington Road, Bedford.

* The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

* The Secretary of State need not consider an appeal if it seems to him that the Borough Council could not have granted permission or consent for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.



* In practice, the Secretary of State does not refuse to consider appeals solely because the Borough Council based its decision on a direction given by him.

Purchase Notices

* If either the Borough Council or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development or works which have been or would be permitted.

* In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990 and Part I Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensation

* In certain circumstances compensation may be claimed from the Borough Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

* These circumstances are set out in Parts VI and VIII and related provisions of the Town and Country Planning Act 1990 and Part I Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Further Approvals

* In relation to listed building consent your attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Borough Council) until notice of the proposal has been given to the Royal Commission on Historical Monuments of England, Alexander House, 19 Fleming Way, Swindon SN1 2NG, and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

* This decision notice is not an approval under Building Regulations for which a separate application may be required. Further information can be obtained from the Building Control Division (telephone (0442) 228587 or 228581).
