

Town Planning

Ref. No. 4/0959/84

Other

Ref. No.

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

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr B Hall  
Valley Bottom Farm  
Flamstead

Mr A C Hoy  
20 Market Place  
Woburn

Replacement Farmhouse

at Valley Bottom Farm, Flamstead

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 3rd July 1984 and received with sufficient particulars on 12th July 1984 (amended 6/8/84 awaiting certificate) and shown on the plan(s) accompanying such application, subject to the following conditions:—

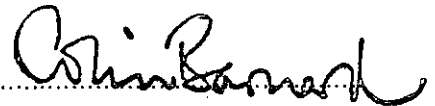
- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) No work shall be started until a comprehensive scheme of landscaping, including existing trees, for the site shall have been submitted to, and approved by, the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (3) 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 and the development hereby permitted shall be carried out in the materials as so approved.

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 maintain and enhance visual amenity<sup>3</sup>.
- (3) To ensure satisfactory appearance.
- (4) The site is within an area where policies adopted by the local planning authority are to permit only development which is essential for agricultural or allied purposes.
- (5) Because permission is only granted as a replacement of the existing dwelling having regard to the planning policies of the area.
- (6) Because full details of these matters are not included in the application
- (7) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (8) As for reason 6.

Dated.....6th.....day of.....September.....19...84

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.

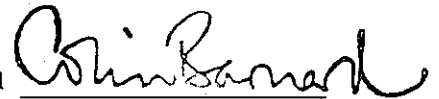
4/0959/84

Conditions continued

- (4) The dwelling hereby permitted shall not be occupied otherwise than by a person solely or mainly employed or last employed locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971 or in forestry or a dependent of such a person residing with him or her, or a widow or widower of such a person.
- (5) Within 56 days of the first rateable occupation of the farmhouse hereby permitted the existing dwelling to the north east of the site should be demolished and the land reinstated to the reasonable approval of the local planning authority.
- (6) Before development commences, full elevational details of the proposed garage shall be submitted to and approved by the local planning authority.
- (7) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 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.
- (8) Full details of the proposed alterations to the access serving the site shall be submitted to and approved by the local planning authority prior to development being commenced.

Dated                      6th day of                      September                      1984

Signed



Designation CHIEF PLANNING OFFICER