

Town Planning  
Ref. No. .... 4/1026/83 .....

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

Other  
Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Mr. Flassenfelt  
20 Longdean Park  
Hemel Hempstead  
Herts

L. D. Brown Esq.  
13 Fairway  
Hemel Hempstead  
Herts

..... Single storey rear extension .....

.....

at ..... 20 Longdean Park, Hemel Hempstead, 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 ..... 30.7.83. ....  
and received with sufficient particulars on ..... 4.8.83. ....  
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 materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.



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.

Dated.....5th.....day of.....October.....19.83

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.



PLANNING DEPARTMENT

C.G.B. Barnard, Esq., M.Sc., Dip.T.P., M.R.T.P.I. Chief Planning Officer

DACORUM DISTRICT COUNCIL,  
CIVIC CENTRE, HEMEL HEMPSTEAD, HERTS. HP1 1UZ

To J F Keen ..... T.P. Ref: 4/1027/83D  
'Huron' .....  
Flaunden Lane .....  
Bovingdon .....

Dear Sir,

Your application dated 3rd August 1983 ..... has been considered under the provisions of Section 53 of the Town and Country Planning Act, 1971, to determine whether planning permission is required in respect of the use of the dwelling for lodging house,

'Huron'  
12 Flaunden Lane  
Hemel Hempstead.

You are hereby given notice that the proposals set out therein ~~do not~~ constitute development within the meaning of the said Act, ~~and therefore~~ but


~~(a) planning permission must be obtained before any such proposals can be carried out~~

(b) do not require the permission of the local planning authority.

The grounds for this determination are as follows:

The proposed use is not considered to be material within the terms of Section 22 of the Town and Country Planning Act 1971.

N.B. This determination is given on the basis that meals are provided by the applicant.

Dated 23.9.83 ..... Yours faithfully, 

(Chief Planning Officer)

(See notes on reverse)



### NOTES

(1) Any person who desires to appeal -

- (a) against a determination of a local planning authority under Section 53 of the Act; or
- (b) on the failure of a local planning authority to give notice of their decision or determination or of the reference of the application to the Secretary of State,

shall give notice of appeal to the Secretary of State within six months of notice of the decision or determination or of the expiry of the appropriate period allowed under Article 7 (6) of the Town and Country Planning General Development Order 1977 as amended, for giving such notice (i.e. 8 weeks from date of receipt of application by Local Planning Authority), as the case may be, or such longer period as the Secretary of State may at any time allow. The notice shall be given in writing, addressed to The Secretary of State for the Environment, Tollgate House, Houlton Street, BRISTOL BS2 9DJ.

(2) Such person shall also furnish to the Secretary of State a copy of the following documents:-

- (i) the application;
- (ii) all relevant plans, drawings, particulars and documents submitted with the application;
- (iii) the notice of the decision or determination, if any;
- (iv) all other relevant correspondence with any local planning authority.