

Town Planning
Ref. No. 4/1118/78

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

Mr and Mrs W.H. Morley and
To Mr and Mrs D.C. Figg,
c/o. Messrs. Cruickshanks,
29, London Road,
High Wycombe,
Bucks.

Two double garages
at 1 Grove Farmhouse, Marshcroft Lane and
Grove Farm Cottage, Grove Road, Tring.

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 21st August, 1978 and received with sufficient particulars on 22nd August, 1978 and shown on the plan(s) accompanying such application, subject to the following conditions:-

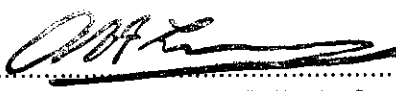
- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) The development hereby permitted shall be constructed using the secondhand red facing bricks and clay peg tiles from the demolished outbuildings which were formerly part of Grove Farm or such alternative materials as may be agreed in writing by the Local Planning Authority.
- (4) The boundary hedge to Marshcroft Lane shall be retained as shown on Drawing No. 55.76.Sc.

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) (3) and (4). To maintain and ensure satisfactory appearance and visual amenity.

Dated..... 10th day of October 19..... 78

Signed..... 
Designation **Director of Technical Services**

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, Whitehall, 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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THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

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DACORUM

Mr and Mrs W.H. Morley and
To Mr and Mrs D.C. Figg,
c/o Messrs. Cruickshanks,
29, London Road,
High Wycombe,
Bucks.

.....
Two double garages
.....
at 1 Grove Farmhouse, Marshcroft Lane and
.....
Grove Farm Cottage, Grove Road, Tring.
.....

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 21st August, 1978 and received with sufficient particular on 22nd August, 1978 and shown on the plans accompanying such application, subject to the following conditions:-

(1) The development to which this permission relates shall be begun within a period of 2 years commencing on the date of this notice.

(2) No work shall be started until a comprehensive scheme of landscaping 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 first reasonable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.

(3) The development hereby permitted shall be constructed using the material including bricks and clay peg tiles from the demolished buildings which have formed part of Grove Farm or such alternative materials as may be agreed in writing by the Local Planning Authority.

(4) The boundary hedge to Marshcroft Lane shall be retained as shown on Drawing No. 23/78-28.

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) (3) and (4). To maintain and ensure satisfactory appearance and visual amenity.

Date: 1971, 10th October 78

Signed: [Signature] Director of Technical Services

Application for planning permission for the development of the site for the purpose of [illegible] and a meeting [illegible]

(2) If the applicant is approved 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 28 of the Town and Country Planning Act 1971, within six months of the date of the decision. Appeals must be made in a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1. The Secretary of State has power to alter a local planning authority's decision in giving notice of appeal. The Secretary of State is not required to grant an appeal if it appears to him that permission for the proposed development should not have been granted. The local planning authority could not have been approved otherwise than subject to the conditions imposed by them, having regard to the statutory requirements in the provisions of the development order and to any directions given under the order.

(3) If permission for development is refused or granted subject to conditions, imposed 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 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 further 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.

Mr. & Mrs. ...
19, London Road,
High Wycombe, Bucks.

Application of planning details.
1, Grove Farmhouse, Harpenden Lane and
Grove Farm Cottage 2, Grove Road, Tring.

Brief
description
and location
of proposed
development

... powers under the ... Acts and the Orders and Regulations
... the Council hereby give approval to the details which were
... 4/1118/78
... October 1978
... in accordance with the location of accordance
... 1978

... below

- (1) ... in the ... 1978.
- (2) ...

See overleaf

October 19 1971
Director of Technical Services
Signature

This is not a separate planning permission but must be read in conjunction with any conditions attached to the ~~main~~ planning permission

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.