

Town Planning 4/1140/82

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To

R Powell Esq
Lower Little Heath Farm
Little Heath Road
Berkhamsted

Cruickshanks
'Rye House'
29 London Road
High Wycombe

Farmhouse, stables and access

at Lower Little Heath Farm
Little Heath Lane Potten End

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 17th September 1982 and received with sufficient particulars on 21st September 1982 and shown on the plan(s) accompanying such application, subject to the following conditions:—

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- (1) The development to which this permission relates shall be begun within a period of years commencing on the date of this notice.
- (2) 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 and the dependents, widow or widower of such person.
- (3) The stables hereby permitted shall be used for domestic purposes only incidental to the enjoyment of the dwelling within the same curtilage and for no other purpose.
- (4) The weather-boarding and all external joinery on the dwelling and stables shall be stained black.
- (5) No work shall be started on the development hereby permitted until details of the roof tiles to be used shall have been submitted to and approved by the Local Planning Authority, and the development shall be carried out using such tiles as may be approved.
- (6) The earth-banks shown on drawing number 100.82.5 shall be provided and seeded with grass before the dwelling hereby permitted is first occupied.

- (7) No work shall be started on site until details of the new planting shown on Drawing Number 100.82.5 shall have been submitted to and approved by the Local Planning Authority. This planting shall be carried out 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.

Cont'd...

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 an area where policies adopted by the Local Planning Authority are to permit only development which is essential for agricultural or allied purposes.
- (3) To ensure the proper use of the development
- (4 & 5) To ensure satisfactory appearance
- (6 & 7) To maintain and enhance visual amenity
- (8) The present permission is alternative and not additional to the previous permission.

See additional page

Dated..... 11th day of..... November 19. 82.....

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.

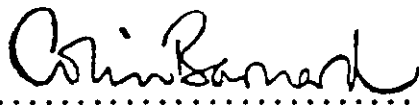
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

- (8) The permission hereby granted is an alternative to, and not in addition to, either wholly or in part the outline planning permission reference number 4/1392/81 for one dwelling and garage granted on 4 February 1982. No part of the development referred to in planning permission 4/1392/81 shall be carried out if any part of the development hereby permitted has been carried out.

Dated.....11th.....day of.....November.....1982

Signed..........

Designation. Chief. Planning. Officer.