

Town Planning
Ref. No. 4/1165/87

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OFDACORUM.....
IN THE COUNTY OF HERTFORD

To Mr R G Huxtable
'Cherry Beam'
St Margarets
Great Gaddesden
Herts

Paul Burdess Architect
31 Ringshall
Berkhamsted
Herts HP4 1ND

Two storey and single storey side extension

at 'Cherry Beam' St Margarets, Great Gaddesden

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 28 July 1987 and received with sufficient particulars on 30 July 1987 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 development hereby permitted shall be constructed in secondhand multi-red facing bricks and secondhand red clay peg tiles or such other materials as may be agreed in writing with the local planning authority.
- (3) Notwithstanding the provisions 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.
- (4) The extension hereby permitted shall not be occupied until the existing single storey rear extension shown on drawing no. 085PL03B (plan ref 4/1165/87) shall have been demolished.
- (5) Notwithstanding the provisions of s.22(2) of the Town and Country Planning Act 1971 (as amended)
 - (a) the structure designated 'log store, coal store' etc hereby permitted shall only be used principally for storage purposes

ancillary to the domestic enjoyment of the remainder of the dwellinghouse and

- (b) the arched opening in the east and west elevation shall not be altered by enclosing the opening through the building and neither said parts of the proposed extension shall at any time be adapted or converted to form kitchen scullery or habitable room (as defined in Parts F of Schedule 1 under Regulations 4 and 6 of the Building Regulations 1985 or any other Order revoking and re-enacting those Regulations) without the prior written consent of the local planning authority.

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 a satisfactory appearance.
- (3) In order that the local planning authority may retain control over further development in the interests of maintaining the adopted policies of restraint applied in this locality.
- (4) The proposal is an alternative to and not additional to the existing structure.
- (5) To enable the local planning authority to consider such proposals in accordance with policies applicable to the area.

Dated.....24.....day of.....September.....19.87.....



Signed.....

DesignationCHIEF 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.