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Town Planning

Ref. No. 4/1348/84

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ... DACORUM

IN THE COUNTY OF HERTFORD.

To Mr.F.Baldwin
Hill Farm
Love Lane
Kings Langley, Herts

Messrs.Norris & Duvall
106 Fore Street,
Hertford
SG14 1AH

..... Change of use of coach-hourse and stable to dwelling
.....
.....
at Hill Farm, Love Lane, Kings Langley, 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 12th October 1984 and received with sufficient particulars on 15th October 1984 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 on the development hereby permitted until fully detailed plans illustrating the proposed internal layout and changes in the external appearance of the building shall have been submitted to and approved by the local planning authority.
- (3) Car parking facilities shall be provided in accordance with standards contained in the Dacorum District Plan.
- (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 S.290(1) of the Town and County Planning Act 1971 or in forestry and dependents, widow or widower of such person.

...contd

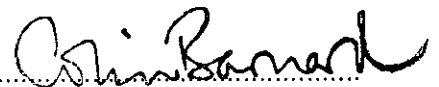
- (5) Notwithstanding the provision of the Town and Country Planning General Development Orders 1977 and 1981 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the local planning authority.

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) In order that the local planning authority may retain effective control over the manner in which the conversion is to be carried out in the interests of visual and residential amenity.
- (3) To ensure adequate parking facilities.
- (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) In order to retain control over any increase in size of the building having regard to its special character, and location in a Green Belt area.

Dated.....29th.....day of.....November.....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.