

Town Planning

Ref. No. .... 4/1444/80 .....

Other

Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To D. C. R. Allen, Esq.,  
Riverside,  
Old Mill Road,  
KINGS LANGLEY,  
Herts.

Messrs. Melvin, Lansley & Mark,  
113 High Street,  
BERKHAMSTED,  
Herts.

Change of use and rebuilding of barns to form  
dwelling  
at Moonshine Farm, Flaunden.

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 ..... 24th September, 1980, ..... and received with sufficient particulars on ..... 25th September, 1980, ..... 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 dwelling permitted by the planning permission 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 dependants, widow or widower of such person.

(3) The development permitted by the planning permission shall be used as a single private dwellinghouse for the owner's domestic use and for no other purpose.

(4) No work shall be started on the development permitted by the planning permission until details of all external alterations have been submitted to and approved by the Council and any such alteration shall be carried out in materials and character to match the existing building.

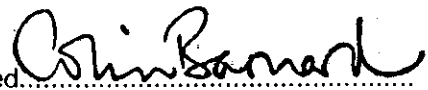
(5) The existing dwelling shown on drawing number 381/4A plan reference 4/1444/80 referred to as "house to be demolished" shall be demolished and the materials removed from the site within 56 days of the first rateable occupation of the dwelling permitted by the planning permission or such longer time as may be agreed with the Council.

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) 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.
- (4) In order that the local planning authority can ensure that the details are satisfactory.
- (5) To ensure the proper development and future use of the site.

Dated.....4th.....day of.....June.....19..81.

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.

R. Myers, Esq., Dip.T.P., M.R.T.P.I.,  
Director of Planning,  
Three Rivers District Council,  
46 High Street, Rickmansworth,  
Herts.

317

Mr. G. Bailey

T.409/BEH/4/1444/80

4/1443/80 CB

ART/VCR/5/2/9

2nd December, 1980

Dear Mr. Myers,

Change of use of existing barns, demolition and erection of  
buildings to form dwelling at Moonshine Farm, Flaunden

I refer to your letter dated 15th October, 1980 in respect of the above application. At its meeting on 13th November, 1980, the Development Control Committee of this Council resolved to grant planning permission subject to the applicant and local planning authority entering into an agreement under section 52 of the Town and Country Planning Acts 1971-1977 to regulate the use of the building to a single dwelling and to its occupancy in connection with agriculture. A concurrent application for listed building consent for these works has not been determined through lack of information and has attracted a "deemed refusal".

I will endeavour to let you have a copy of the decision notice when the Agreement is concluded.

Yours sincerely,



Director of Technical Services