

Town Planning 4/1477/88

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr & Mrs B H Mead
Gubblecote Farm
Wingrave Road
nr Tring Herts

HP23 4QG

Derek W Rogers Dip. Arch. RIBA
48 High Street
Tring
Herts

Conversion of barns to form three dwellings; external
alterations
at Gubblecote Farm, Wingrave Road, Gubblecote

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 3 August 1988

and received with sufficient particulars on 4 August 1988

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 part of the development hereby permitted shall be brought into use until visibility sightlines measuring 2.4 x 70 m in both directions shall have been provided within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the level of the carriageway (with the exception of the existing telephone distribution pole).
- (3) The development hereby permitted shall not be brought into use until the arrangements for vehicle parking and garaging shown on drawing nos 1733.PD/1 and 1733.PD/3 (received 22 September 1988) (plan reference 4/1477/88) shall have been provided and they shall not be used thereafter otherwise than for parking and garaging of vehicles.

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 provide adequate visibility for drivers entering or leaving the site.
- (3) To ensure the adequate and satisfactory provision of off-street parking.
- (4) In order that the local planning authority may retain control over further development in the interests of residential amenity and the design and amenity and the design and appearance of these important Listed Buildings in the countryside.
- (5) To ensure a satisfactory appearance.
- (6) To maintain and enhance visual amenity.
- (7) To maintain and enhance visual amenity.
- (8) To maintain and enhance visual amenity.
- (9) To ensure proper drainage of the site.
- (10) To enhance the appearance of the building.

Dated.....day of.....19.....

Signed.....

Designation

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.

Conditions continued:-

- (4) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no development within Classes A, B, C, D, E, G or H of Part 1 of Schedule 2 of Article 3 of the said General Development Order shall be carried out without the express consent of the local planning authority.
- (5) The development hereby permitted shall be carried out in materials as set out on drawing no 1733.PD/1 (received 22 September 1988) (plan reference 4/1477/88) or such other materials as may be agreed in writing with the local planning authority, but nothing in this permission shall include permission for those details relating to "boundaries" indicated upon the said drawing.
- (6) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (7) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (8) The details of landscaping referred to in condition 6 hereof shall include details of the layout of the inner courtyard and details of the proposed treatment of the boundaries of the site.
- (9) None of the dwellings shall be occupied until works of the disposal of sewage have been provided on the site to serve the development hereby permitted in accordance with details to be submitted to and approved by the local planning authority.
- (10) The chimney flues shall be painted black.

Dated Fifteenth day of December 1988

Signed



Designation CHIEF PLANNING OFFICER