D.C. 3

Town Planning Ref. No 4/1507/89
Other Ref. No

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr & Mrs J Poole
Marchmont Farm
Piccotts End
Hemel Hempstead
Herts

Lardi Cox & Partners 1 The Old School House George Street Hemel Hempstead Herts

Conversion of farm buildings to form 3 dwellings

and 2 commercial units, garages and parking

at . "Marchmont Farm". Piccotts End, Hemel Hempstead.

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 ...8.9.1989.

and received with sufficient particulars on ...11.9.1989.

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 details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The doors and windows to be installed on the buildings that are the subject of this permission shall be in dark stained timber, or other such finishes as may be agreed in writing with the local planning authority.

Cont/...

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 the interests of preserving the character and appearance of the building.
- (4) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (5) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (6) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (7) For the avoidance of doubt and to ensure the maintenance and enhancement of the Conservation Area.
- (8) In the interests of amenity.

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 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 The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning

Act 1971.

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Subject to the following Conditions:- (Contd/)

- (4) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the dwellings hereby permitted without the express written permission of the local planning authority.
- (5) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto (or any Order revoking and re-enacting that Order) there shall be no extension or addition to the dwellings hereby permitted, neither shall there be any garages or other buildings erected incidental to the enjoyment of the said dwellings without the written permission of the local planning authority.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellings hereby permitted, forward of any wall of that dwellinghouse which fronts onto a road.
- (7) The two business units occupying Building No. 7 as shown on Drawing No. 1109/01 shall be used only for purposes falling within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
- (8) Between the hours of 0700 and 1900 Mondays to Saturdays inclusive, noise from operations conducted on the premises (Building No. 7) shall not exceed 54 d BA as measured on the Northern boundary over any 15 minute equivalent continuous sound pressure level (Leg. 15 mins). At any other time noise from operations conducted on these premises and measured and expressed in a similar way shall not exceed 44 d BA (Leg. 15 mins). The measurements shall be taken at a height of 1.2 metres above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Dated	13th	day o	f .	November	1989
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Gigned Whinkaruch

Designation CHIEF PLANNING OFFICER