

Town Planning

Ref. No. .... 4/1529/89 .....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF **DACORUM** .....

IN THE COUNTY OF HERTFORD

To Miss G D Van Rossum  
Markyate Cell  
Markyate  
Herts

Faulkners Chartered Surveyors  
49 High Street,  
Kings Langley  
Herts

..... Replacement Dwelling .....	Brief description and location of proposed development.
.....	
at ..... Feveralls Bungalow, Roe End Lane, .....	
..... Markyate, Herts. ....	

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 ..... 8.9.89 .....  
and received with sufficient particulars on ..... 11.9.89 .....  
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) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (3) 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.

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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 maintain and enhance visual amenity.**
- (3) To maintain and enhance visual amenity.**
- (4) To ensure a satisfactory development.**
- (5) For the avoidance of doubt.**
- (6) In order that the local planning authority may retain control over further development in the interest of visual amenity in the Chilterns Area of Outstanding Natural Beauty.**

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#### 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.


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Subject to the following conditions contd/

- (4) Before the development hereby permitted is commenced the existing structures on the site, shown on drawing no. 4/1529/89 shall be demolished and the materials removed from the site.
- (5) The development hereby permitted shall be constructed in Bovingdon Multi-Reds Bricks and Ibstock Warner Antique Brown and Natural Red plain clay tiles unless otherwise agreed in writing with the local planning authority.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto, there shall be no extensions, alterations to the development hereby permitted in Classes A, B, C and H of the Part 1 to Schedule 2 of that Order without the prior written consent of the local planning authority.

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Dated .....9th.....day of .....November.....1989

Signed ..........

Designation .....CHIEF PLANNING OFFICER.....