

Town Planning  
Ref. No. 4/1549/84

Other  
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr J A Ladeveze  
1 North Court  
Great Peter Street  
London SW1

..... Conversion of agricultural building to dwelling .....  
..... (renewal) .....  
at ... Land adjoining Hay Cottage .....  
..... Westbrook Hay Farm, Bourne 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 3.12.84 and received with sufficient particulars on 5.12.84 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 development 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 Country Planning Act 1971 or in Forestry and the dependents, widow or widower of such person.
- (3) Notwithstanding the provision of the Town and Country Planning General Development Order 1977, or any amendments thereto, there shall be no alteration, extension or addition to the building hereby permitted without the express written permission of the local planning authority.
- (4) No work shall be started on the development hereby permitted until full details of alterations to the building shall have been submitted to, and approved by, the local planning authority.
- (5) Except as provided in condition (6) of this permission, lighting and ventilation to the building shall be restricted to the north-west, north-east and south-eastern elevations.

(6) Details submitted in accordance with condition (4) of this permission shall include appropriate measures by which existing windows in the south western elevations shall be altered to prevent overlooking of the adjacent residential property.

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) 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.
- (3) In the interests of preserving the special character of the building, and to protect the residential amenities of the adjacent property.
- (4) In order that the local planning authority may maintain effective control over the design and external appearance of the building.
- (5) } To safeguard the residential amenity of the adjacent property.
- and }
- (6) }

Dated..... 31st ..... day of..... January ..... 19. 85 .....

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.