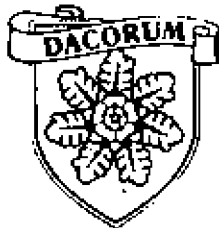


JDS

PLANNING DEPARTMENT

Mr C G B Barnard MSc Dip TP MRTPI
Chief Planning Officer
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH



To

TP Ref: 4/1752/88D

Dr. F. Bennett
'Holly Tree Cottage'
Long Lane
Flaunden
Herts.

Mrs. L.M. Gasowska
9 Wyteleaf Close
Ruislip
Middx. HA4 7SP.

Dear Sir

Your application dated 16 September 1988 has been considered under the provisions of s.53 of the Town and Country Planning Act 1971, to determine whether planning permission is required in respect of

rear dormer windows at Holly Tree Cottage, Long Lane,
Flaunden, Herts.

You are hereby given notice that the proposals set out therein ~~do/de~~
~~not~~ constitute development within the meaning of the said Act,
~~and therefore/but~~

- (a) ~~planning permission must be obtained before any such proposals can be carried out~~
- (b) do not require the permission of the local planning authority.

The grounds for this determination are as follows:

The cubic content of the proposed dormer windows shown on Drawing BE 257/1E does not exceed the 70 cubic metres of permitted development tolerance for this property as set out in Class B of Part 1 of Schedule 2 to the Town and Country Planning General Development Order 1988.

Dated 20 December 1988 Yours faithfully


Chief Planning Officer

(See notes on reverse)

NOTES

1. Any person who desires to appeal -
 - (a) against a determination of the local planning authority under s.53 of the Act; or
 - (b) on the failure of a local planning authority to give notice of their decision or determination or of the reference of the application to the Secretary of State,shall give notice of appeal to the Secretary of State within six months of notice of the decision or determination or of the expiry of the appropriate period allowed under Article 7(6) of the Town and Country Planning General Development Order 1977 as amended, for giving such notice (ie 8 weeks from date of receipt of application by Local Planning Authority), as the case may be, or such longer period as the Secretary of State may at any time allow. The notice shall be given in writing, addressed to The Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.
2. Such person shall also furnish to the Secretary of State a copy of the following documents:-
 - (i) the application;
 - (ii) all relevant plans, drawings, particulars and documents submitted with the application;
 - (iii) the notice of the decision or determination, if any;
 - (iv) all other relevant correspondence with any local planning authority.