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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/1804/89
Ref. No.Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Revd P E Wilson
The Vicarage
Watery Lane
Willstone Nr. Tring
Herts

Mr C Ashton Waller
Ivy Cottage
Upper Hartwell
Aylesbury
Bucks

.... Church Hall
.....
at ... St Marys Churchyard, St Marys Church
Puttenham

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 24.10.89
and received with sufficient particulars on 6.11.89
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) No work shall be started on the development hereby permitted until details and samples of the materials to be used for the roofs, bricks, paving slabs and window frames 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 roof of the building hereby permitted shall be finished in handmade plain clay tiles.

continued

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) In the interests of the appearance of the building hereby permitted in relation to the setting of St Mary's Church which is a Grade I listed building.
- (3) (a) In the interests of the appearance of the building permitted in relation to the setting of St Mary's Church which is a Grade I listed building.
(b) For the avoidance of doubt.
- (4) The existing boundary features referred to in Condition 4 which surround part of the churchyard of St Mary's Church adjoining the site of the building hereby permitted make a valuable contribution to the rural setting of this Grade I listed building.
- (5) The existing trees within the churchyard of St Mary's Church make a valuable contribution to the rural setting of this Grade I listed building.
- (6) In the interests of the appearance of the building hereby permitted in relation to the setting of St Mary's Church which is a Grade I listed building.
- (7) To ensure the provision of a means of access for disabled persons to the building hereby permitted.
- (8) To ensure that reasonable facilities are made available to record archaeological evidence.

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.

4. The existing hedging, boundary fencing and drainage ditch on the south-eastern and north-eastern boundaries of the site shall be protected during the period of construction and such part or parts of the hedge and boundary fencing as become damaged shall be replaced within the planting season following completion of development.
5. All trees on the site shall be retained and adequate arrangements shall be made to the satisfaction of the local planning authority to ensure there is no damage to the trees during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
6. The building hereby permitted shall not be first brought into use until it has been completed fully in accordance with the details shown on Plan No. 4/1804/89.
7. A ramp for disabled access to the building hereby permitted shall be provided to the satisfaction of the local planning authority.
8. Advance notice of the start of site clearance and the excavation of groundworks shall be given to the local planning authority and access allowed at all reasonable times to any persons nominated by that authority to observe the works and record any archaeological material that may be exposed.

Dated 19th day of December 1989

Signed



Designation CHIEF PLANNING OFFICER