

DD

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/1875/88

Other
Ref. No.

DD

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr & Mrs Ballaro
Hollybush Farm
Flamstead
Herts

Leslie Gear & Associates
The Studio
Common Road
Studham
Dunstable
Beds

..... Conversion of Two Barns to Dwellings
.....
at Hollybush Farm, Hollybush Lane, Flamstead, Herts
.....

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 28.9.88
and received with sufficient particulars on 10.10.88
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 development shall be started on the development hereby permitted until details of the brick type to be used shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the brick type as approved.
- (3) The development hereby permitted shall not be occupied until the vehicle parking, turning facilities, vehicular access and driveways shall have been provided fully in accordance with the details shown on Drawing No 1047/7 Revision D.
- (4) Any gates associated with the new vehicular access shall be sited a minimum of 5m back from the back of the carriageway.
- (5) The boundary fences shown on Drawing No 1047/D shall be provided prior to the occupation of the development hereby permitted.

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 development which forms part of a complex of buildings occupying a relatively prominent site within the open countryside
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities
- (4) In the interests of highway safety.
- (5) To define the curtilages of the respective residential units and in the interests of the overall appearance of Hollybush Farm which occupies a relatively prominent site within the open countryside.
- (6) To maintain and enhance the appearance of Hollybush Farm which occupies a relatively prominent site within the open countryside.
- (7) As (6) above
- (8) In order that the local planning authority may retain control over future changes to the appearance of the barns which are of local historic merit and contribute to the character of Hollybush Farm which occupies a relatively prominent site within the open countryside and in the interests of protecting the privacy of the adjoining property known as "Westerly".
- (9) In the interests of the overall appearance of the courtyard of Hollybush Farm.
- (10) In the interests of the overall appearance of the courtyard of Hollybush Farm and in the interests of residential amenity.
- (11) In the interests of highway safety and for the avoidance of doubt.
- (12) To retain important features of the existing barn in the interests of its overall appearance within the courtyard and its contribution to the character of Hollybush Farm which occupies a relatively prominent site within the open countryside.
- (13) To maintain the appearance of Hollybush Farm which occupies a relatively prominent site within the open countryside.
Dated..... day of..... 19.....
- (14) In the interest of highway safety and amenity.
- (15) To provide adequate visibility for drivers entering or leaving the site.

XX
Signed.....
XX
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.

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- (6) The existing trees and hedges shown on Drawing No 1047/7 shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees or parts of the hedge removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees and hedges of such size and species as may be agreed with the local planning authority.
- (7) The new hedges shown on Drawing No 1047/7 shall be planted in the first planting season following the occupation of the new units or the completion of the development, whichever is the sooner; and any parts of the hedges which within a period of five years of 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 of 31 March in the next following year.
- (8) Notwithstanding the provisions of the Town and Country Planning Development Order 1988, or any amendment thereto, there shall be no additional openings formed within the roofs and all elevations of both converted barns, or any extensions to the respective units hereby permitted without the express written permission of the local planning authority.
- (9) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendment thereto, there shall be no fences or walls erected within the courtyard surrounded by residential units 'a' to 'd' shown on Drawing No 1047/7 Revision D.
- (10) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto, there shall be no vehicular hardstandings formed within the courtyard surrounded by units 'a' to 'd' shown on Drawing No 1047/7 Revision D.
- (11) Vehicular access to Hollybush Farm shall be only from the section of Hollybush Lane shown on Drawing No 1047/7 Revision D.
- (12) The existing timbers shown on Drawing Nos 1047/7 Revision D and 1047/11 shall be fully retained in accordance with the details shown on the approved plans and there shall be no variation without the approval of the local planning authority.
- (13) The existing front wall and entrance gate to the courtyard surrounded by residential units 'a' to 'd' shall be retained.
- (14) The development shall not be brought into use until the proposed access has been constructed and the existing access has been closed and the verge reinstated to the current specification of H.C.C. and to the local planning authority's satisfaction.
- (15) Concurrent with the construction of the access visibility splays of 2.4 x 45m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0m above carriageway level.

Dated Second day of February 1989

Signed.....
Designation CHIEF PLANNING OFFICER