

Town Planning  
Ref. No. ....4/0218/89 .....

Other  
Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ..... DACORUM .....  
IN THE COUNTY OF HERTFORD .....

To D.C. and S.A. Mills  
Burcott Lodge Farm  
Burcott  
Wing  
Leighton Buzzard  
Beds.

Derek W.F. Witchell, RIBA  
8 Onslow Drive  
Thame  
Oxon OX9 3YX

Conversion of barns to four dwellings  
.....  
.....  
at Church Farm, Chapel Lane, Long Marston, Tring,  
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 .....27 January 1989..... and received with sufficient particulars on .....3 February 1989..... 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 of materials to be used externally 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.

Cont.

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 ensure a satisfactory appearance.
- (3) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and the maintenance of the special character of this group of listed buildings.
- (4) In order that the local planning authority may retain control over further development in the interests of visual and residential amenity and the maintenance of the special character of this group of listed buildings.
- (5) To ensure the adequate provision of off-street parking facilities.
- (6) To maintain and enhance visual amenity.
- (7) To maintain and enhance visual amenity.
- (8) To ensure a satisfactory appearance in this group of listed buildings.
- (9) To ensure a satisfactory appearance in this group of listed buildings.

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.

4/0218/89

- (3) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extensions, additions or alterations (including the provision and installation of windows, dormers and other openings) to the dwellings hereby permitted, nor shall any fences, walls or other means of enclosure be erected within the site as shown on Plan 4/0218/89, Drawing DW/6/88 274/7A without the prior written consent of the local planning authority.
- (4) Notwithstanding the provisions of Classes E.G and H of Part 1 of Schedule 2 to Article 3 of the Town and Country Planning General Development Order 1988, there shall be no erection or construction of buildings within the curtilages of the dwellings hereby permitted, no erection or provision of containers for the storage of oil for domestic heating and no installation of any satellite antennae on the dwellings hereby permitted without the express written consent of the local planning authority.
- (5) The garages and car port facilities and car park spaces shown on Plan 4/0218/87, Drawing No. DW/6/88, 274/2B and 274/3B shall be used for the parking of motor vehicles only and for no other purposes.
- (6) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (7) 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.
- (8) The doors to the garages shown on Plan 4/0219/89LB, Drawing DW/6/88 274 2B and 3B shall be constructed from timber and finished in a dark staining.
- (9) All windows and doors to the development hereby permitted shall be constructed from timber.

Dated 3 May 1989

Signed



Designation Chief Planning Officer