



The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1977, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure a satisfactory development.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Dated . . . 28th . . . . . day of . . . February . . . . . 19 89 . . . . .

Signed.....*John R. Smith*  
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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

D.C.8.

Town Planning 4/0887/90

Ref. No. ....

Other

Ref. No. ....

MAB

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr and Mrs J Chapman  
2 Poplar Road  
Kensworth  
Dunstable, Beds

Paul Burdess, Architect  
31 Ringshall  
Berkhamsted  
Herts  
HP4 1ND

One dwelling - submission of reserved matters  
(external appearance)  
at Land rear of Bridgewater Arms, Little Gaddesden.

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 do hereby disapprove the details of the development which were reserved for subsequent approval in the outline planning permission no. 4/2077/88

granted on 28 February 1989 at the above-mentioned location as shown on the following drawings submitted by you and accompanying your application dated 18.06.1990 with

The reasons for such disapproval are as follows: -

Refuse for following reason.

The proposed Claughton Manor Multi-red bricks and Winther Browne Dark Oak timber are not suitable materials for use on this building at the rear of the Grade II Listed Bridgewater Arms building and within the conservation area.

Dated 27 day of June 19 90

Signed [Signature]

Designation ...DIRECTOR OF PLANNING

## NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this disapproval 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 disapprove the details of the proposed development, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.