

RB

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/2174/88

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Maltings Structures Ltd Messrs Clarke and Whalen
69B High Street Architects
Harpenden Herts 69B High Street
 Harpenden Herts

..... Conversion of playroom/store building to
..... form dwellings, alterations etc.
at 25/27 High Street, Markyate, 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 28.11.88 and received with sufficient particulars on 30.11.88 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) Any gates provided within the existing driveway shall be sited a minimum of 5 m back from the edge of the public footpath.
- (3) The existing driveway between the flank wall of No. 25 High Street and Flowerdale Cottages shall only be used for vehicular access and parking associated with No. 25 High Street, Markyate.
- (4) The dwellinghouse hereby permitted shall not be occupied until the arrangements for vehicle parking and turing shown on Drawing No. 3927/03B shall have been provided and shall not be used thereafter for any purpose other than the parking and turning of vehicles.
- (5) The dwelling house hereby permitted shall not be occupied until the driveways and parking areas have been surfaced in pea shingle fully in accordance with the details shown on Drawing NO. 3927/03B and there shall be no variation thereafter.

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 highways safety.
- (3) In the interests of highways safety and for the avoidance of doubt.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities. To ensure that vehicles may enter and leave the site in forward gear.
- (5) In the interest of the setting of the Listed Buildings and the character of the Conservation Area.
- (6) In the interest of the setting of the Listed Building and the character of the Conservation Area and in the interests of residential amenity.
- (7) In the interests of residential amenity of adjoining development.
- (8) In the interests of the setting of the Listed Building and the character of the Conservation Area.
- (9) In the interests of the residential amenity of Flowerdale Cottages, High Street, Markyate.
- (10) In the interests of residential amenity.
- (11) To maintain and enhance visual amenity.
- (12) To maintain and enhance visual amenity.
- (13) In the interests of the appearance of the Listed Building.

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.

