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TOWN	&	COUNTRY	PLANNING	ACTS,	1971	and	1972
		••••					_

Town Planning Ref. No
Other Ref. No

THE DISTRICT COUNCIL OF	DACORUM
IN THE COUNTY OF HERTEORD	

To Mrs J Fenton
Home Farm
Little Gaddesden Hers

Edward E Lemon Esq Brook Cottage Bank Mill Lane Berkhamsted Herts

Qne.dwelling	
at Home .F.arm, .Little .Gaddesden . Herts	Brief description and location
· · · · · · · · · · · · · · · · · · ·	development

- (1) The development to which this permission relates shall be begun within a period of5. years commencing on the date of this notice of the decision notice of application no. 4/0279/87 that is 9 April 1987.
- (2) The development hereby permitted shall be constructed in Chesham Red Multifacing Bricks, and Redland O2 Plain Brown Tiling.

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) The local planning authority is not satisfied that the development a viable departure from adopted policy. Accordingly, permission is granted from the time that a justifiable need was proven.
- (2) To ensure a satisfactory appearance,
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- The erection of deellings in the countryside is contrary to the local planning authority's general planning policy for the area and, were is not for the special agricultural justification which has been established in this instance, the development would not be permitted.
- (6) So as not to prejudice the proper future redevelopment of the site.

Dated	day of	19
	Signed	•••••
	Designation	
	= ==: 3	

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 The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning

Act 1971.

- 3. 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.
- 4. 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.
- 5. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined in s.290 of the Town and Country Planning Act 1971 or in forestry, a dependant of such a person residing with him or her or a widow or widower of such a person.
- 6. At the date of the first occupation of the development hereby permitted, the mobile home permitted under reference 4/2191/88, dated 16 March 1989, shall cease to be occupied and shall be removed from the site.

Dated	sixteenth day of March	1989
Signed	Ohmber	nd N

Designation CHIEF PLANNING OFFICER



TOWN AND COUNTRY PLANNING ACT 1990 DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1347/92

Mrs F Tankel Home Farm Little Gaddesden Herts HP4 1PN

DEVELOPMENT ADDRESS AND DESCRIPTION

Home Farm, Little Gaddesden, SUBMISSION OF LANDSCAPING DETAILS PURSUANT TO P/P/4/2249/88 (ONE DWELLING)

Your application for the approval of details or reserved matters dated 19.10.1992 and received on 19.10.1992 has been GRANTED, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 03.11.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE TO APPLICATION: 4/1347/92

Date of Decision: 03.11.1992



No conditions.

DOCUMENT STANGED TO ENSURE DETECTION BY SOANNER



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