

AJP

Town Planning
Ref. No. 4/2266/88

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mrs Saunders
c/o Prudential Property Services
47 Sycamore Road
Amersham
Bucks
Prudential Property Services
47 Sycamore Road
Amersham
Bucks

Conversion of barn to dwelling
at Barn rear of Fendley House, London Road, Cow Roast,
Tring

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 23 November 1988 and received with sufficient particulars on 15 December 1988 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) The existing roofing slates of the barn shall be re-used where possible for the development hereby permitted.
- (3) Any replacement roof slates and timber boarding used for the development hereby permitted shall be the same colour, texture and shape as the respective materials of the existing barn.
- (4) No work shall be started on the development hereby permitted until details of the brick type to be used for the regrading of the base of the barn 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.

/Conditions continued on attached sheet...

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 barn which is located within the Chilterns Area of Outstanding Natural Beauty.
- (3) In the interests of the appearance of the barn which is located within the Chilterns Area of Outstanding Natural Beauty and for the avoidance of doubt.
- (4) In the interests of the appearance of the barn which is located within the Chilterns Area of Outstanding Natural Beauty.
- (5) To retain important features of the existing barn in the interests of its overall appearance within the Chilterns Area of Outstanding Natural Beauty and historical merit.
- (6) In order that the local planning authority may retain control over the future appearance of the building and its curtilage as the site is located within the Chilterns Area of Outstanding Natural Beauty and has local historic merit and in the interests of the residential amenity of adjoining properties.
- (7) To ensure the retention of an essential feature of the existing building which is of local historic merit.

/Reasons continued on attached sheet....

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.

Conditions /Cont'd...

- (5) The three pairs of first floor doors associated with existing openings and coloured yellow on Drawing No. 1201 shall be permanently retained as features of the barn.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto, there shall be no additional openings formed within the roof nor any elevation, no painting of the exterior of the building, no extensions to buildings erected within the curtilage and the provision of satellite antenna without the express written permission of the local planning authority.
- (7) The existing superstructure of the barn shall be fully retained in accordance with the details shown on Drawing Nos. 1202 and 1201.
- (8) The barn shall not be occupied until the vehicle parking and turning areas and the passing bay shown on Drawing No. 1201 shall have been provided fully in accordance with the details shown on Drawing No. 1201.
- (9) No gate or other means of enclosure shall be erected at a distance nearer than 11 m from the back edge of the highway.
- (10) No work shall be started on the development hereby permitted until details of the surfacing of the parking and turning areas and the driveway and access shall have been submitted to and approved by the local planning authority and the dwelling shall not be occupied until the surfacing has been carried out in the approved materials.

Reasons /Cont'd...

- (8) In the interests of highway safety.
- (9) In the interests of highway safety.
- (10) In the interests of the overall appearance of the site which is within the Chilterns Area of Outstanding Natural beauty and to avoid disturbance to a sewer which crosses the driveway.

Dated 23 day of February 1989

Signed 

Dated CHIEF PLANNING OFFICER