

D.C. 3

Town Planning
Ref. No. 4/2274/88

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACRUM
IN THE COUNTY OF HERTFORD

To Mr & Mrs T Cross
"The Brae"
Croft Lane
Chipperfield
Herts

..... Single storey side extension and detached garage
.....
at "The Brae"; Croft Lane;
..... Chipperfield

Brief
description
and location
of proposed
development.

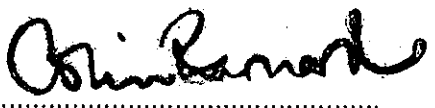
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 6.12.88 and received with sufficient particulars on 19.12.88 and shown on the plan(s) 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) The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

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**

Dated..... 7th day of March 19 89

Signed..... 

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 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.

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CERTIFICATE UNDER SECTION 27

Certificate A

I certify that at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

Received	- 6 JAN 1989	Date	31-12-88
Comments	Certificate B		

Signed *J E Coe*
*On behalf of
Date 31-12-88

I certify that I have/the applicant has* given the required notice to everyone else who at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name	Address at which notice was served	Date on which notice was served
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Signed
*On behalf of
Date

Agricultural Holdings Certificate

Whichever is appropriate of the following alternatives must form part of Certificate A or B. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- either . None of the land to which the application relates is, or is part of, an agricultural holding.
- or . I have/The applicant has* given the required notice to every person other than my/him/her* self who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
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Signed
*On behalf of
Date

Notes

* delete where inappropriate
"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years

4/2274/88

Town and Country Planning Act 1971

NOTICE UNDER SECTION 27 OF APPLICATION
FOR PLANNING PERMISSION
(to be served on an owner)

Proposed development at (a) THE BRAE, CROFT LANE, CHIFFERTIELD
I give notice that (b) T. E. CROSS
is applying to the (c) DACRUM BOROUGH Council
for planning permission to (d) EXTEND BUNGALOW AND REPOSITION GARAGE

Any owner of the land who wishes to make representations about this application should write to the Council at (e) CIVIC CENTRE, HEMEL HEMPSTEAD within 21 days of the date of service of this notice.

("owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years).

Signed T. E. Cross
*On behalf of
Date 31-12-88

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- Insert:
(a) address or location of proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of Council
* delete where inappropriate

NOTES FOR THE GUIDANCE OF APPLICANTS

COMPLETING THE FORM

1. The questions are largely self-explanatory. All applicants are required to complete part 1, and **MUST SIGN** the form at the foot of Question 1. Part 2 need only be completed in the case of commercial developments of the types described.
2. **ALL** questions in the appropriate sections must be answered. Do not leave blank spaces but answer NO or N/A if the question is not applicable to the proposed development.
3.
 - (i) Question 2(b) requires the total area of the curtilage of the site, not just the floor space occupied by the proposed building (if any).
 - (ii) Identify correctly whether the proposal represents a new (independent) building or an extension to an existing building (or both), in answers to questions 9(a) and (f). An extension does not count as a 'new building' in relation to this question.
 - (iii) In question 5 an outline permission usually only determines the *principle* of a development. A further application will however be required later to seek approval to details.
 - (iv) Where floor areas are required these should be taken as the sum of the roofed areas of the building at each floor level, ascertained by **EXTERNAL** measurement.
 - (v) Give all areas in **METRIC** measurements.
One square metre (sq m) is 10.764 square feet.
One hectare is 10000 sq m or 2.471 acres.
e.g. 3500 square feet = $\frac{3500}{10.764}$ = 325 sq m.
 - (vi) In Conservation Areas it would assist the determination of the application if detailed plans or sketches are submitted.
 - (vii) If the proposal involves a listed building a separate listed building application may be required.
 - (viii) Question 14 requires information regarding proposed new staff. Where it is possible to anticipate roughly the proportions of male/female staff please give these, it could affect parking requirements. If it is not possible to differentiate use a single column only and delete the male/female column headings.
4. **PLEASE CONTACT YOUR PLANNING DEPARTMENT** for assistance if difficulty is encountered in completing the form.

CERTIFICATES

ALL APPLICANTS MUST COMPLETE A CERTIFICATE under Section 27 of the Town and Country Planning Act 1971. The application is **NOT VALID UNLESS** it is both accompanied by the appropriate certificate which **MUST BE SIGNED**, and any notices required served by the applicant. The different types of certificates and notice are provided overleaf. In exceptional cases **AN ADDITIONAL** certificate will be required and the applicant will be informed if the development proposal comes within that category.

PLANS REQUIRED

Legislation provides for the local planning authority to require up to four sets of plans. However, in view of the consultations and statutory procedures that must be carried out a further two copies of the plans (i.e. **6 COPIES IN TOTAL**) will give the authority the opportunity to expedite a decision on the application.

1. SITE PLAN

- (a) A site plan showing the land to which the application relates coloured red must be attached to all applications. In the case of outline applications this may be the only plan required.
- (b) Site plans should be drawn to a scale appropriate to the area, i.e. in urban areas, 1/1250 or 1/2500; in rural areas, 1/10,000, showing the site coloured in red, any adjoining land in the same ownership coloured blue, and details of the surrounding land (including the names of roads) to enable the site to be identified.

2. LAYOUT PLAN

A Layout Plan should be attached to all applications for permission for building development. The Plan should be drawn to a scale of not less than 1/500, except for very large developments when 1/2500 may be acceptable, and should show:—

- (a) the boundaries of the land to which the application relates, and the existing and proposed layout thereof;
- (b) the position of all existing and proposed buildings, roads, streets and carriageways thereon (distinguishing existing from proposed) indicating the widths and levels of any proposed roads and streets;
- (c) the proposed use of each building and any land not built on;
- (d) approximate contours and the ground floor levels of proposed buildings;
- (e) the position, size, fall, etc., of proposed services.
- (f) any existing trees or natural features, distinguishing between those to be preserved and those to be removed, and details of new landscaping.

3. BUILDING PLANS

Building Plans should accompany all applications involving the erection, rebuilding or alteration of a building. Building Plans and Elevations (to a scale of not less than 1:100 (or nearest corresponding imperial scale) except for large buildings where after consultation with the Local Planning Authority, a scale of not less than 1/200 may be used) should show:—

- (a) the materials to be used and colours thereof;
- (b) a plan for the roof and for each floor;
- (c) elevations of all sides of the building, and a cross section of the building;
- (d) the level of the ground floor and of the site in relation to the level of the adjoining street or streets;
- (e) in the case of alterations and/or additions to existing buildings, all new work coloured pink in plan, elevation and section.