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## TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/18/0737/F

Mr B Spencer  
c/o agent  
Hertford Planning Service  
Westgate House  
37-41 Castle Street  
Hertford  
SG14 1HH

**Description of Development:** Retention of two additional residential caravans

**Location of Development:** Oakdene St James Road Goffs Oak Hertfordshire EN7 6TR

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 23/07/2018 and received with sufficient particulars on 30/07/2018.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

- 1 This permission shall inure solely for the benefit of Mr Henry Spencer, his son, daughter and their dependents.  
Reason - In granting this permission the Local Planning Authority have had regard to the special circumstances of the applicant.
- 2 No additional residential units or other buildings shall be brought on to the land unless the prior consent of the Local Planning Authority is obtained.  
Reason - The site lies within the Green Belt where a more intensive use would be inappropriate.
- 3 No commercial, industrial or storage activity associated with the use hereby permitted shall be undertaken on the land without the prior consent of the Local Planning Authority.  
Reason - The site lies within the Green Belt where such activities would be inappropriate.
- 4 The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawing number 2818/1 submitted therewith, unless the Local Planning Authority otherwise agrees in writing.  
Reason - To ensure the development is carried out as permitted.

The Local Planning Authority has been positive and proactive in considering this planning application. The development maintains/improves the economic, social and environmental conditions of the Borough.



Signed:.....

Head of Planning and Development  
DC1001MW

Dated: 21 February 2019

**NOTE**

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact Building Control on 01992 785566.



## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes)
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

### Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.