

Town Planning Ref. No. 4/0023/88

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To P B Rooksby Limited
Station Road
Berkhamsted
Herts

The Hale-Sutton Thomas Partnership
49/53 Fore Street
Hertford
SG14 1AL

Two storey side extension to provide showroom,
storage area, office and toilets
P B Rooksby Limited, Station Road, Berkhamsted
at

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 January 1988
and received with sufficient particulars on 7 January 1988 (amended 22 August 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 development hereby permitted shall be constructed using Butterley
Kirton Old English Mixture Rustic facing bricks, steel profile metal
wall cladding, finished in Colourcoat HP200 Plastisol Colour bamboo
and steel profile metal roof cladding finished in Colourcoat HP200
Plastisol Colour merlin grey.
(3) The development hereby permitted shall not be occupied until the arrangements
for vehicle parking shown on plan 4/0023/88 shall have been provided and
these parking areas shall be kept available for this purpose at all times
thereafter.
(4) Within 28 days of the occupation of the development hereby permitted
the existing temporary office structure shall be removed from the
site.

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 site.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) The development the subject of this permission is alternative to and not additional to the temporary structure.

Dated.....19th.....day of October.....19 88

Signed.....*John Barnes*.....

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.

MEMORANDUM From:

To:

BOROUGH SECRETARY

CHIEF PLANNING OFFICER

My Ref. RJF/DD/32/126/107
Contact Mr Forrest

Your Ref. 4/0023/88 DPN
Date. 13 October 1988

TOWN & COUNTRY PLANNING ACT 1971 - SECTION 52 AGREEMENT -
STATION ROAD, BERKHAMSTED. P.B.ROOKSBY LTD

I have now received the S.52 Agreement sealed on behalf of the above Company and by the Council. Please let me know when you will be dating the planning permission so that I can date the Agreement with the same date.

I attach a photostat copy of the Agreement for your records.



for BOROUGH SECRETARY

enc.

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref. 4/0023/88				Ack.	
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
		✓			
Received			14 OCT 1988		
Comments					

Top copy of planning permission decision notice and stamped plan passed to Ron Forrest (borough Sec's Dept) which will be dispatched with signed & sealed copy of Agreement. Agreement to be dated contemporaneously with planning permission i.e. 19.10.88.

RF 19-10-88

DATED *19th October*

1988

DACORUM BOROUGH COUNCIL

and

P B ROOKSBY LIMITED

AGREEMENT

Under S.52 of the Town and Country Planning
Act 1971 and S.33 of the Local Government
(Miscellaneous Provisions) Act 1982
relating to development at
Station Road, Berkhamsted,
Hertfordshire

Keith Hunt
Borough Secretary
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Hertfordshire
HP1 1HH

Ref: RJF/PEC/32/126/107/BS.6/7.88

THIS AGREEMENT is made the _____ day of
One thousand nine hundred and eighty-eight
BETWEEN DACORUM BOROUGH COUNCIL (hereinafter called "the
Council") of Civic Centre Hemel Hempstead Hertfordshire of the one
part and P B ROOKSBY LIMITED whose registered office is situate at
Station Road Berkhamsted Hertfordshire (hereinafter called "the
Applicants") of the other part

WHEREAS:

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1971 for the district of Dacorum
- (2) The Applicants have made application to the Council for planning permission under reference 4/0023/88 to construct a two storey side extension to the storage building on land at Station Road Berkhamsted Hertfordshire (hereinafter called "the storage building") of which they are owners in fee simple absolute in possession and which is shown edged red on Plan A annexed hereto

NOW THIS DEED WITNESSETH as follows:

1. This Agreement and the covenants herein contained are expressly made pursuant to s.52 of the Town and Country Planning Act 1971 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982
2. In consideration of the covenants on the part of the Applicants hereinafter contained the Council hereby covenant with the Applicants that the Council will forthwith grant planning permission in respect of the application subject to the conditions set out in Schedule I to this Agreement

3. The Applicants hereby covenant and undertake with the Council that they will perform the covenants set out in Schedule II to this Agreement
4. This Agreement shall be registered as a Local Land Charge

SCHEDULE I

1. The development to which this permission relates shall be begun within a period of five years commencing from the date of the said planning permission
2. The development hereby permitted shall be constructed using Butterley Kirton Old English Mixture Rustic facing bricks steel profile metal wall cladding finished in Colourcoat HP200 Plastisol colour Bamboo and steel profile metal roof cladding finished in Colourcoat HP200 Plastisol colour Merlin Grey
3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan 4/0023/88 shall have been provided and these parking areas shall be kept available for this purpose at all times thereafter
4. Within 28 days of the occupation of the development hereby permitted the existing temporary office structure shall be removed from the site

SCHEDULE II

1. (a) No outside storage of materials shall take place:-
 - (i) within the area edged and hatched green on Plan B annexed hereto
 - (ii) more than 2.5 metres high within one metre of that part of the boundary shown coloured brown and yellow on Plan B

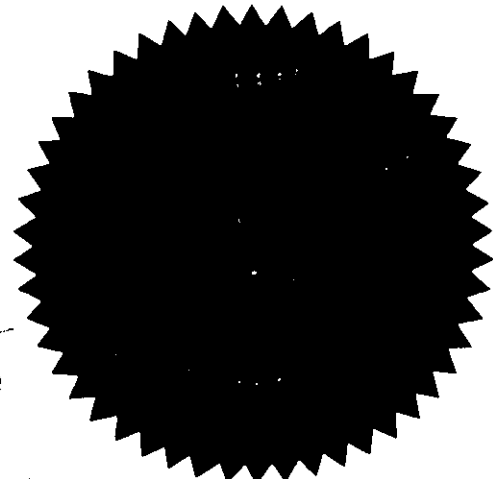
- (iii) more than 3.3 metres high within the area edged red on Plan B
 - (b) On that part of the boundary of the site coloured brown on Plan B there shall be erected and maintained a 1.8 metre high timber fence on top of which shall be fixed a 0.6 metre high trellis
2. The scheme of landscaping and boundary fencing and screening shown on Plan C annexed hereto shall be implemented within 12 months from the date of the commencement of the development
 3. Access to the site shall be improved by carrying out the following works before the first occupation of the development:
 - (a) the access shall be widened to a minimum width of 6 metres;
 - (b) a sight line shall be provided in a south-easterly direction along Station Road in the position shown edged and hatched blue on Plan D annexed hereto within which area there shall be no obstruction more than 600 mm above carriageway level with the exception of the trunks of any mature trees

I N W I T N E S S whereof the Council and the Applicants have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE COMMON SEAL of
 DACORUM BOROUGH COUNCIL
 was hereunto affixed in
 the presence of:-

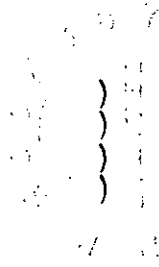
Apel Barada
 Chief Executive

[Signature]
 MAYOR
 Assistant Secretary
 (Admin)



SEAL REGISTERED
 5000-7/1924
 LESTER

THE COMMON SEAL of
P B ROOKSBY LIMITED
was hereunto affixed
in the presence of:-



Joe Rookby
P. Shoksky