

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/0066/84
Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To
 Finlinson Properties Ltd
 Blue Court
 Kings Langley

..... Retail store, offices, car parking and service

..... road

at 11-17 Hillfield Road and Marlowes Garage

..... Hemel Hempstead

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 ~~13th January 1984~~ and received with sufficient particulars on ~~13th January 1984~~ ~~amended on 27 June 1984~~ 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) Before the premises at 15 Hillfield Road are demolished the office development permitted at No 19 Hillfield Road under planning permission 4/0057/84 shall be completed and made available for occupation.
- (3) Prior to the commencement of works on the site full details of any temporary access to the site shall have been submitted to and approved by the Local Planning Authority and this condition shall apply notwithstanding the provisions of Class IV of Schedule 1 to the Town and Country Planning **General** Development Order 1977-83.

(Cont.d...)

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) For the avoidance of doubt and to ensure properr development of the site.
- (3) In the interests of highway safety.
- (4) In the interests of amenity and highway safety.
- (5) To ensure the proper development of the site.
- (6) In the interests of amenity.
- (7) To safeguard the residential amenities of adjacent property.
- (8) To ensure proper developmentof the site.
- (9) To ensure that adequate parking provision is made for customers of the store.
- (10) In the interests of amenity.

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.

REASONS CONTINUED

- (4) Prior to work commencing details shall be submitted to and approved by the Local Planning Authority for facilities for cleansing of wheels of vehicles leaving the site. Such facilities shall be maintained on the site during the period of construction work to the satisfaction of the Local Planning Authority.
- (5) The buildings shall not be occupied until the roads and access ways serving the development hereby permitted shall have been constructed, surfaced and drained to the satisfaction of the Local Planning Authority.
- (6) No goods, crates, packing materials, trolleys or waste shall be stacked or stored on the site except within the buildings or storage areas hereby permitted.
- (7) Before the development commences details of sound insulation work required to reduce noise emission from any heating, refrigeration or ventilation plant shall be submitted to and approved by the Local Planning Authority.
- (8) The development hereby permitted shall not be occupied until the parking, spaces, facilities for unloading and manoeuvring of delivery vehicles as indicated on Drawing No. 1501/p/24 shall have been laid out and these shall be maintained at all times to the satisfaction of the Local Planning Authority.
- (9) Not more than 52 parking spaces shall be specifically reserved for use by occupants of the office building hereby permitted.
- (10) Adequate facilities for the disposal and collection of litter shall be provided and maintained at all times to the satisfaction of the Local Planning Authority.

Dated 30th day of August 19 84

Signed



CHIEF PLANNING OFFICER