

Town Planning
Ref. No. 4/0118/78

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To Mr. Hopkinson,
81 Marlowes,
HEMEL HEMPSTEAD,
Herts.

Messrs. Payne, Cullen Partnership,
101 High Street,
TRING,
Herts.

Change of use from Dental Surgery to Office, Two Storey
Rear Extension, Internal Alterations and Car Park
81 Marlowes, Hemel Hempstead.
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 **2nd February, 1978,** and received with sufficient particulars on **6th February, 1978,** and shown on the plan(s) accompanying such application, subject to the following conditions:-

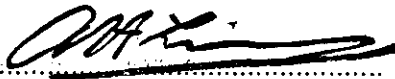
- (1) The development to which this permission relates shall be begun within a period of **5** years commencing on the date of this notice. **(in respect of the existing building only).**
- (2) For a period of not less than 5 years from the date of this permission the development hereby permitted shall not be occupied otherwise than by a company, firm or association, who, at the date of this permission occupy office premises in the County of Hertfordshire.
- (3) The proposed extension hereby permitted shall not exceed **1500 sq.ft.** (gross) in area.
- (4) No work shall be commenced on the extension hereby permitted until details of siting, layout, design, landscaping and external appearance of the building(s) shall have been submitted to, and approved by, the local planning authority or in default of agreement by the Secretary of State for the Department of Environment.

Conditions continued on separate 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) & (3) To comply with policies adopted by the local planning authority to restrict and contain office development to that essential to meet local needs.**
- (4) To enable the local planning authority to consider the details.**
- (5)(a) & (b) To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.**
- (6) & (7) To ensure the proper development and use of the site.**

Dated.....**30th**.....day of.....**March,**.....19**78.**

Signed.....
Designation.....**Director of Technical Services.**

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, Whitehall, 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 continued on 4/0218/78

- (5)(a) Application for approval in respect of all matters reserved in Condition (4) hereof shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
- (5)(b) The extension hereby permitted shall be begun by not later than whichever is the later of the following dates:-
- (i) the expiration of a period of 5 years commencing on the date of this notice;
 - (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local authority or by the Secretary or, in the case of approval of the last such matter to be approved by the local planning authority or by the Secretary of State for the Department of the Environment.
- (6) The use of the building(s) hereby permitted shall not be commenced until detailed proposals for car parking within the curtilage of the site in accordance with standards adopted by the local planning authority shall have been submitted to, and approved by, that authority.
- (7) The development hereby permitted shall not be occupied until parking arrangements approved in accordance with Condition (6) hereof shall have been provided and they shall be maintained at all times thereafter.

