

Town Planning 4/0164/77  
Ref. No. ....

Other  
Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To F. D. Cogger Esq.,  
Apsley Plumbing Supplies,  
182 London Road,  
Hemel Hempstead,  
Herts.

Agents: Cruickshanks,  
Rye House,  
29 London Road,  
High Wycombe,  
Bucks.

Change of Use to Warehousing  
.....  
.....  
at ..... Harding House, Ebberns Road, 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 .....14th February 1977..... and received with sufficient particulars on .....15th February 1977 (and as amended on 6th April 1977) 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 loading and unloading and parking of all vehicles visiting the premises shall at all times be carried out within the curtilage of the site.
- 3) Before the use hereby permitted is implemented provision shall be made for the parking of at least 30 vehicles within the site and these spaces shall thereafter be maintained to the satisfaction of the Council.
- 4) All storage shall be confined to within the building and the curtilage of the warehouse shall be maintained in a neat and tidy condition to the satisfaction of the Council.
- 5) The use hereby authorised shall be carried out only during normal working hours i.e. 8.a.m.-6.p.m. Monday to Friday, and 8.a.m.-1.p.m. on Saturday.
- 6) For a period of ten years from the date of this permission the premises shall be occupied only by Apsley Plumbing Supplies Ltd., as builders merchant or by such other firm or company engaged in warehousing which shall have obtained the prior approval of the Local Planning Authority having regard to the policies of the submitted County Structure Plan.

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- 7) Before the premises are occupied a landscaping scheme, including the planting of trees and shrubs shall be submitted and agreed with the Council in respect of that area between the highway verge and the boundary wall fronting Ibberns Road. The agreed scheme shall be implemented to the satisfaction of the Council in the first planting season following the implementation of this permission.

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 highway safety.
- 3) In the interests of the safety and convenience of users of the adjoining highway.
- 4) In the interests of amenity.
- 5) To safeguard the amenities of neighbouring properties.
- 6) To ensure that the premises are not occupied otherwise than in compliance with Policies 3 and 8 of the submitted County Structure Plan to limit and control the growth of warehousing use.
- 7) In the interests of visual amenity.

Dated..... 7th ..... day of ..... April ..... 1977 .....

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.