

D.C. 3

MR

Town Planning 4/0218/90

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To Lex Service PLC

Montagu Evans
44/48 Dover Street
London W1X 3RF

Car showrooms, workshop, stores and car parking

at Guildhouse Site, DRG, London 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 12.2.90 and received with sufficient particulars on 13.2.90 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) Prior to any work commencing on the site details shall be submitted to and approved by the local planning authority of a wall to be erected on the north-west boundary of the site to 'Hollybank'. Such a wall as approved shall be erected prior to the commencement of the use approved on the site.
- (3) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

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 amenity and to safeguard the setting of the adjoining Listed Building.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (5) For the avoidance of doubt.
- (7) To ensure a satisfactory development.
- (8) In order that through traffic on the A41 is not unnecessarily delayed by traffic visiting the site.
- (9) To ensure the provisions of adequate and satisfactory off-street parking facilities to serve the development.

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.

- (4) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscape, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (5) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die; are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (6) The office floorspace hereby permitted shall be used solely in connection with the primary use of the premises for the display, sale and servicing of motor vehicles.
- (7) No development shall take place until there has been submitted to and approved by the local planning authority details of existing and proposed levels across the whole site, and the development hereby permitted shall not be carried out otherwise than in accordance with such details as may be approved.
- (8) The development hereby permitted shall not be occupied until a right turn lane on London Road shall have been provided in accordance with details to be submitted to and approved by the local planning authority.
- (9) The development hereby permitted shall not be occupied until all the vehicle parking spaces shown on Dwg. No. 1176/60E shall have been provided. Spaces numbered 58 to 67 inclusive and situated adjacent to the north side of the vehicular access to the site shall be reserved exclusively for customers visiting the premises, and spaces numbered 37 to 86 inclusive situated on the western and northern boundaries of the site shall be reserved exclusively for the use of employees; and none of the parking spaces on the site shall be used otherwise than for the parking of vehicles in connection with the development hereby permitted.

Dated fifth day of April 1990

Signed



Designation CHIEF PLANNING OFFICER