

Town Planning 4/0286/82

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To C. J. Wren & Sons,
Cleveland,
Long Lane,
Bovingdon, Herts.

Messrs. Faulkners,
49 High Street,
Kings Langley,
Herts.

.....Partial demolition of and extension to a barn,.....
.....
xx on land adjacent Cleveland,.....
.....Long Lane, Bovingdon.....

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 dated4th March 1982..... and received with sufficient particulars on15th March 1982 (as amended 2nd April 1982)..... and shown on the plan(s) accompanying such application, subject to the following conditions:—

~~XXXX The development to which this permission relates shall be begun within a period of XXXXXX years commencing on the date of this order~~

(1) Except insofar as this may be inconsistent with conditions (2), (4) and (11) hereof, the development shall not be completed otherwise than in accordance with the applicants' amended drawings received by the local planning authority on 2nd April 1982.

(2) The materials used externally on the building hereby permitted shall be in accordance with a detailed schedule to be submitted to and approved by the local planning authority.

(3) The areas edged in green on plan no. 0286/82 shall not be used otherwise than for landscaping purposes in accordance with the provisions of condition (4) hereof.

(4) Within three months of the date of this permission, a comprehensive scheme of landscaping, including existing trees, for the site shall be submitted to and approved by, the local planning authority notwithstanding any indication as to these matters given on the plans hereby approved. This landscaping scheme shall be implemented strictly in accordance with the approved details in the planting season commencing October 1982 and shall be maintained thereafter to the reasonable satisfaction of the local planning authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

~~in order to comply with the requirements of Section 41 of the Town and Country Planning Act, 1971.~~

- (1) For the avoidance of doubt.
- (2) To ensure a satisfactory development.
- (3) In the interests of amenity.
- (4) To improve and enhance the visual amenity of the area.
- (5) To ensure a satisfactory separation between the commercial and landscaping areas, and to afford protection to the trees.
- (6) In the interests of the residential amenity of adjoining properties.
- (7) For the avoidance of doubt, and to prevent any intensification of use not associated with the established use of the premises.
- (8) In the interests of the residential amenity of adjoining and nearby properties.
- (10) and (11) To safeguard the peaceful amenity of the area.
- (12) In the interests of amenity.

Dated.....22nd.....day of.....April.....19.....82

Signed.....
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.

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Conditions continued ...

(5) The landscaping areas referred to in condition (3) hereof shall be physically separated from the hauliers' yard by a granite or concrete kerb having a minimum upstand of 150mm above the level of the vehicle parking area.

(6) Notwithstanding the provisions of condition (2) hereof, the north eastern gable end of the building hereby permitted shall be fully enclosed in accordance with the approved plans within 3 months of the date of this permission.

(7) The building hereby permitted shall not be used otherwise than for the storage, repair and maintenance of goods vehicles used in association with the use of the site as a road hauliers' yard.

(8) Repair or maintenance work to vehicles, any movement of commercial vehicles or operation of their engines may only occur between the hours of 7.00 am and 7.00 pm Mondays to Fridays inclusive, or between 7.00 am and 1.00 pm Saturdays. No work to vehicles, movement of commercial vehicles or operation of their engines may occur at any time on Sundays or Bank Holidays.

(9) No repair work or maintenance shall be carried out to vehicles on the site other than within an enclosed building.

(10) Notwithstanding the provisions of condition (7) hereof, vehicle body repairs, including panel beating shall not be carried out from any part of the site.

(11) Within 3 months of the date of this permission, a scheme of sound insulation for the building shall be submitted to and approved by, the local planning authority, Such scheme shall be implemented not later than 6 months from the date of this permission, and maintained to the reasonable approval of the local planning authority.

(12) The vehicle hardstanding area shall be kept free of stored materials, and shall be surfaced and maintained in a neat and tidy condition to the reasonable satisfaction of the local planning authority.

Dated 22nd day of April 19. 82

Signed *W. B. Bannard*

Designation Chief Planning Officer