

Town Planning

Ref. No. 4/0347/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To: Leverstock Motors Ltd
 c/o Stimpsons
 33 Marlowes
 Hemel Hempstead

..... Erection of vehicle repair and servicing depot

 at Land rear of Leverstock Green Shopping Centre,
 Leaside, 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 20th March 1985
 and received with sufficient particulars on 20th March 1985
 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) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials as so approved.
- (3) The use hereby permitted shall be restricted to the servicing, maintenance, mechanical and electrical repair of motor cars and light vans only and shall not include any bodywork repairs, panel beating, paint spraying or use of power-saws or other machinery for metal-cutting nor for any use which would create vibrations, smell, fumes, smoke, soot, ash, dust, grit or noise, the last mentioned being in excess of the limits set out in condition 6 hereof.

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) To ensure satisfactory appearance.
- (3) To ensure proper use of the site.
- (4) In the interests of general amenity for the occupants of nearby dwellings.
- (5) In the interests of general amenity for the occupants of nearby dwellings.
- (6) In the interests of general amenity for the occupants of nearby dwellings.
- (7) Any extension to the buildings would result in over-development of the site; any external alterations may adversely affect the amenities of adjacent residents.
- (8) To safeguard residential amenity.
- (9) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (10) In the interests of general amenity for the occupants of nearby dwellings.
- (11) In the interests of general amenity for the occupants of nearby dwellings.

Dated.....16th.....day of.....May.....19..85

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.

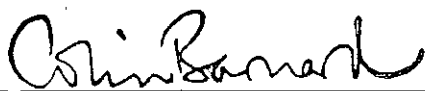
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

CONDITIONS CONTINUED

- (4) The use hereby permitted shall be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays only and at no times on Sundays, Bank Holidays or any Public Holidays.
- (5) The use referred to in condition 3 hereof shall not be carried out on the site other than within the buildings hereby permitted.
- (6) Noise from operations conducted on the site shall not exceed 55 dB(A) as measured on the boundaries over any fifteen minute period and expressed as fifteen minute equivalent continuous sound pressure level (Leq 15 min). The measurement shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound-opaque structure at or near the perimeter when the measurement shall be taken at a position high enough to measure the noise coming over the top of such a structure.
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 - 1983 or any any amendments thereto, there shall be:-
- (a) no extension or addition to the buildings hereby permitted;
 - (b) no alterations to the north-west and north-east external walls or roof of the buildings hereby permitted;
- without the express written permission of the local planning authority.
- (8) No external telephone bell shall be provided.
- (9) The development hereby permitted shall not be occupied until the parking, circulation and manoeuvring facilities shown on Drawing No HH/84/1031/10 (Plan No. 4/0437/85) shall have been provided and those facilities shall not thereafter be used for any purpose other than the parking circulation and manoeuvring of vehicles.
- (10) All external doors and windows on the north-east elevation of the building hereby permitted shall be kept closed at all times whilst repair and/or maintenance work is being carried out to vehicles.
- (11) The development hereby permitted shall not be occupied until the acoustic curtains shown on Drawing No HH/84/1031/11 (Plan No 4/0347/85) shall have been fitted and such curtains shall be drawn across the doors at times when the roller shutter doors are open and repair and/or maintenance work is being carried out to vehicles.

Signed

Dated 16th May 1985

CHIEF PLANNING OFFICER