



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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1/2/93
2/1/93
3/1/93

Director of Planning
Dacorum Borough Council
Civic Centre, Marlowes
Hemel Hempstead
Herts
HP1 1HH

Your Ref:
4/0388/93EN
Our Ref:
APP/C/93/A1910/627554

Date: 11 May 1993

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 174
APPEAL BY J M Masters
LAND AT 67 ST Johns Road, Hemel Hempstead, Herts

1. I enclose for your information a copy of a letter received on 10 May 1993, withdrawing the above-mentioned appeal. The Secretary of State will therefore take no further action in the matter

Yours faithfully

R. H. Macholc
ENC

E26

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.					Ack.	
DoP	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File
			JS/MW			
Received					12 MAY 1993	
Comments						

Pl sent letter to Unsworth
advising of withdrawal / new
compliance date, then
pass to Marlin to report
to Cte.

Sent, see
E92/194

17/5



78 Green End Road,
Boxmoor,
Hemel Hempstead,
Herts.
HP1 1RT.

6/5/93.

A handwritten signature or set of initials, possibly 'J.M.', written in dark ink.

Dear Miss Nicola Bye,

I am writing in connection with the appeal ref;
APP/C/93/A1910/627554. to say I wish to withdraw as the
company 'Boxmoor Despatch', who occuppied the garage has gone
Bankrupt so will be vacating the building in any case,
therefore causing the appeal to be unnecessary.

I have been in contact with Nigel Gibbs of the Local
Authority to inform him.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'James Masters'.

James Masters.

**IMPORTANT - THIS COMMUNICATION AFFECTS
YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning
and Compensation Act 1991)**

**ENFORCEMENT NOTICE
(MATERIAL CHANGE OF USE)**

ISSUED BY: DACORUM BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. THE LAND AFFECTED

Land at 67 St John's Road Hemel Hempstead shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, change of use of the garage, coloured green on the attached plan, to a separate commercial storage use not in connection with the shop and flat on the site.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The use of the garage for a separate commercial storage use, not associated with the shop and flat on the site, has caused the loss of a parking space. This has

resulted in increased demand for on street parking in St John's Road where there is parking and highway congestion.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove all despatch riders motorcycles and motorcycle parts from the site edged red on the attached plan.
- (ii) Stop using the site for storage purposes not connected with the use of 67 St John's Road as a shop and flat.

Time for compliance: 6 months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11th March 1993 unless an appeal is made against it beforehand.

Dated: 28th January 1993

Signed: Keith M. Pugsley

on behalf of: Director of Law and Administration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 11th March 1993. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may

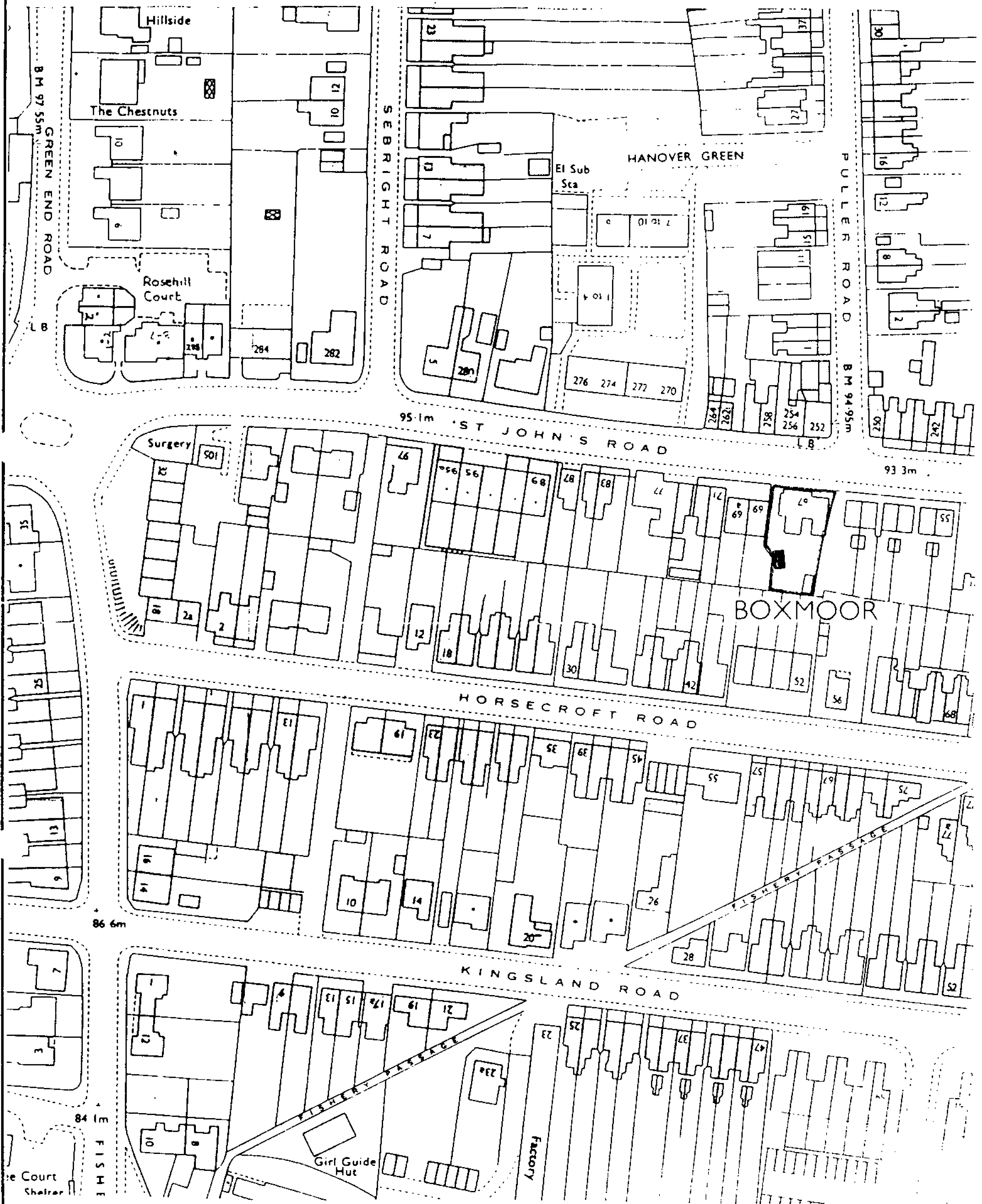
use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 11th March 1993 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council. On conviction, a fine of up to £20,000 may be imposed by the Magistrates' Court or an unlimited fine by the Crown Court.

1.93/ENF/67.ST.JOHNS.RD/RH/TC/BS.5

GARAGE AT 67 ST. JOHN'S ROAD, HEMEL HEMPSTEAD.



PLAN REFERRED TO IN ENFORCEMENT NOTICE DATED

PLANNING FILE REF. : E/92/194
SCALE :

DACORUM BOROUGH COUNCIL,
CIVIC CENTRE, MARLOWES,
HEMEL HEMPSTEAD.

Based on the O.S. Map with the sanction of the Controller of H.M. Stationary Office
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