

Town Planning

Ref. No. 4/0399/84 ...

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF .. DAGORUM

IN THE COUNTY OF HERTFORD

To	Cooperative Retail Services Ltd Home Counties Region Eastcheap Letchworth Herts	Stimpsons Cruickshank Rye House 29 London Road High Wycombe Bucks
----	---	---

..... Change of use of ground floor to 3 shops

..... 1st floor to offices and conversion of roof

space to offices

at 211-219 High Street,

Berkhamsted

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 March 1984

and received with sufficient particulars on 16 March 1984

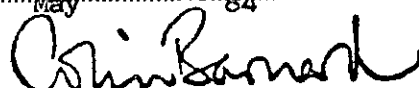
and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (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 any part of the development hereby permitted until details of the layout, design and external appearance (including proposed materials) of the alterations to the existing shop front, the two storey rear extension, and any other material alterations to the external appearance of the buildings, shall have been submitted to, and approved by, the local planning authority.
- (3) No part of the development hereby permitted shall be occupied until the vehicle parking, circulation and turning areas shall have been laid out as shown on drawing number 121.81.10 and these areas shall be kept clear and available for proper use at all times.
- (4) The car parking spaces shown on drawing number 121.81.10 in the service yard to the rear of 211/219 High Street, Berkhamsted shall be clearly marked out on the ground.

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) (4) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (5) To ensure satisfactory appearance and amenity of the area.
- (6) To ensure proper use of the site and avoid congestion or obstruction on adjacent highways.
- (7) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan.

Dated.....Seventeenth.....day of.....May.....19..84...



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.

D.C.3.

-ctd-

- (5) No goods, materials or refuse shall be stored or processed in the service yard referred to in condition (4) above.
- (6) All loading and unloading of vehicles transporting goods to and from the premises at 211/219 High Street, Berkhamsted shall at all times take place from the rear service yard shown on drawing number 121.81.10.
- (7) For a period of not less than 10 years from the date of this permission, the office development hereby permitted on the first and second floors of 211/219 High Street, Berkhamsted shall not be occupied otherwise than by a company, firm or organisation which substantially serves local needs in terms of professional services, offices connected with local sales and services, central or local government administration, or services ancillary to local industry, and which would not give rise to any significant increase in employment within the area so as to prejudice the objectives of Policies 43, 44 and 54 of the Dacorum District Plan and Policies 1,3,6 and 6A of the Approved County Structure Plan.