

Town Planning 4/0407/83
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971, and 1972

Other
 Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**
 IN THE COUNTY OF HERTFORD

To Mr R J Winter
 6 The Dart
 Hemel Hempstead

Mr M E Topham
 28 Portland Street
 St Albans

.....Change of use of land to vehicle repair and
servicing.....
 at Land at 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 dated4.3.83..... and received with sufficient particulars on.....22.3.83..... 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 The development hereby permitted shall not extend to the location or details of building shown on plan 4/0407/83.
- 3 The development hereby permitted shall not commence until:-
 - (a) details of circulation and parking facilities in accordance with the standards adopted by the local planning authority; and
 - (b) a scheme of landscaping for the site, shall have been submitted to and approved by the local planning authority.
- 4 The details referred to in condition 3(b) hereof shall
 - (a) include the provision of screen planting along the north-west boundary of the site; and
 - (b) be implemented strictly in accordance with the approved scheme in the first planting season following the first rateable

occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

- 5 The development hereby permitted shall not be occupied until the details referred to in condition 3(a) hereof shall have been provided and they shall be retained and maintained at all times thereafter.

Continued on attached sheet.....

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 For the avoidance of doubt.
- 3 To maintain and enhance visual amenity and to ensure proper development of the site.
- 4 To ensure proper development.
- 5 To ensure proper use of the site and avoid obstruction on adjacent highways.
- 6 To ensure proper use of the site.
- 7 In the interests of general amenity for the occupants of nearby dwellings.
- 8 To ensure proper development.
- 9 To prevent over-development of the site.
- 10 In the interests of general amenity for the occupants of nearby dwellings.
- 11 " " " " " " " " " " " "
- 12 " " " " " " " " " " " "
- 13 " " " " " " " " " " " "
- 14 To ensure proper use of the site and avoid obstruction on adjacent highways.
- 15 Any extension to buildings would result in over-development of this limited site to the detriment of general and visual amenities.
- 16 To safeguard residential amenity
- Dated.....14th.....day of.....June.....1983.....

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.

- 6 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 vibration, smell, fumes, smoke, soot, ash, dust, grit or noise, the last mentioned being in excess of the limits set out in condition 12 hereof.
- 7 The use hereby permitted shall be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 on Saturdays only and at no time on Sundays, Bank Holidays or any Public Holidays.
- 8 The development hereby permitted shall not be commenced until full details of siting, design, external appearance and means of access of buildings shall have been submitted to and approved by the local planning authority.
- 9 The buildings referred to in condition 8 hereof shall not exceed a gross floor area of 80 m² and shall not contain more than two workshop "bays".
- 10 The details referred to in condition 8 hereof shall include:-
 - (a) a scheme of sound insulation of the building including a method of sealing the roof to prevent the emission of sound
 - (b) the type of construction of walls, windows, doors and roof.
- 11 The use referred to in condition 6 hereof shall not be carried out on the site other than within the building referred to in condition 8 hereof.
- 12 Noise from operations conducted on the site shall not exceed 55 dB(A) as measured on the boundaries over any 15 minute period and expressed as 15 minute equivalent continuous sound pressure level (Leq 15 min.). The measurement shall be taken at a height of 1.2m 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.
- 13 The external doors and windows of the building referred to in condition 8 hereof shall be kept closed at all times whilst repair and/or maintenance work is being carried out to vehicles.
- 14 All parking, manoeuvring, loading and unloading of vehicles visiting the site shall take place within the curtilage of the site.
- 15 Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 - 1981 or any amendment thereto, there shall be no extension or addition to the buildings referred to in condition 8 hereof without the express written permission of the local planning authority.
- 16 No external telephone bell shall be provided.

Dated... 14th June 1983

Signed
Designation CHIEF PLANNING OFFICER