

Town Planning

Ref. No. 4/0432/88

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. S

THE DISTRICT COUNCIL OF ...DACORUM.....

IN THE COUNTY OF HERTFORD

To Abingarch Limited
c/o C M Alfille & Company
35 Piccadilly
LONDON

Grahame Herbert Associates
6 Middleton Buildings
Langham Street
LONDON

.....Erection of Four 3 and 4 Storey Office Blocks.....
.....Parking and Access.....
at.....'Wilmers'. Corner Hall.....
.....Hemel Hempstead, Herts.....

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 dated25.2.88..... and received with sufficient particulars on.....8.3.88..... 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 vehicular accesses in Corner Hall adjacent to Three Gables and at the western end of the site frontage shall be closed and the kerbs and footway reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- (3) The developer shall construct the crossovers to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estates Roads" and the development shall not be brought into use until the accesses are so constructed.
- (4) Sightlines of 4.5 m by 70 m in a southerly direction and 4.5 m by 18 m in a northerly direction shall be provided from the access to Lawn Lane within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Contd/

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) In the interests of highways safety.
- (3) In the interests of highways safety.
- (4) In the interests of highways safety.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) In the interests of highways safety.
- (8) To ensure that the required works are carried out within a reasonable period.

Contd/

Dated.....day.of.....19.....

Signed.....

Designation

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.

Subject to the following Conditions (Contd/)

- (5) Sightlines of 4.5 m by 35 m shall be provided in each direction from the access to Corner Hall within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.
- (6) The kerb radii of the access to Corner Hall shall be 7.5 m and shall include a pram/wheelchair crossing.
- (7) A permanent physical barrier shall be erected over the vehicular access to Lawn Lane to prevent use by vehicles exceeding 2.3 m in height.
- (8) The requirements of Conditions 2, 4, 5, 6 and 7 shall be carried out within 3 months of any part of the development first being occupied and they shall thereafter be retained.
- (9) All planting seeding or turfing comprised in the details of landscaping hereby approved shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (10) The development hereby permitted shall not be occupied until parking arrangements as approved in accordance with Condition 1 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
- (11) The development hereby permitted shall not be used for purposes within Class B1 (b) of the Town and Country Planning (Use Classes) Order 1987.

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Reasons (Contd/)

- (9) To maintain and enhance visual amenity.
- (10) To ensure the provision and retention of adequate car parking.
- (11) The development does not comply with the Council's Car Parking Standard for Class B1 (b) Uses.

Dated 28th day of November 1988

Signed

John R. ...

Designation **CHIEF PLANNING OFFICER**