

Town Planning 4/0439/89
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To Magnet Joinery Limited
 Royd Ings Avenue
 Keighley

Hillier Parker Planning
 77 Grosvenor Street
 LONDON W1A 2BT

Change of use from Warehouse to a mixed use of
 Warehouse and Non-Food Retail; Application under S.32
 to continue use without compliance with Conditions 2 and
 at Magnet Joinery, London Road, 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 28.2.89. and received with sufficient particulars on 6.3.89. and shown on the plan(s) accompanying such application, subject to the following conditions:—

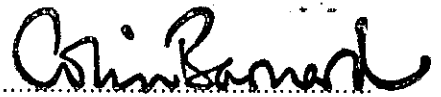
- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) The amount of floor space devoted to non-food retailing purposes shall be restricted to 418 sq m.
- (3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0439/89 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (4) No goods, materials or refuse shall be stored or processed outside the limits of the buildings.
- (5) The development hereby permitted shall not be used otherwise than for purposes of non-food retailing, and storage and distribution within Class B.8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, without the prior consent of the local planning authority.

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 and in order to comply with Borough Council's car parking standards.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) In the interests of visual amenity.
- (5) In order that the local planning authority may retain control over the future users of the site to ensure compatability with adjacent site users.

Dated.....8th.....day of.....June.....19 89

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.