

Town Planning 4/0551/87
Ref. No.

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Northchurch Service Station C Baldwin
Cow Roast 29 Alma Road
TRING CHESHAM
Herts Bucks

Car wash kiosk, alterations to petrol forecourt and access
offices, stores and valet bay building vehicle wash down
area - oil storage tank
Northchurch Service Station, Cow Roast, Tring

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 8 April 1987 and received with sufficient particulars on 9 April 1987 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 the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) All planting, seeding and turfing comprised in the approved details of landscaping shown on drawing No. TMB 2587/1 shall be carried out in the first planting and seeding seasons 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.
- (4) Within a period of two months from the new building hereby permitted being brought into use, all the following structures, namely a caravan, corrugated-iron store, van body, temporary office building and existing sales kiosk, shall be removed from the site.

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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To ensure a satisfactory appearance.
- (5) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.
- (6) In the interests of amenity.

Dated.....First.....day of.....July.....19. 87

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.

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Conditions Continued:-

- (5) The new building hereby permitted shall not be used otherwise than for purposes incidental to the operation of the petrol filling station and the business of distribution of heating fuel and kerosene carried out on this site.
- (6) No more than 5 tankers or tanker bodies shall be kept on the site at any time, and no such vehicles or vehicle bodies shall be kept outside the area marked 'compound' on drawing No. CB/87/101/1.

Dated First day of July 1987

Signed 

Designation CHIEF PLANNING OFFICER