

A/559/PAB/P



**Department of the Environment and
Department of Transport**

Common Services

Room 421 Tollgate House Houlton Street Bristol BS2

Telex 449321

Direct line

Switchboard

DA	
Ref.	
C.P.O.	D.P.
0272-218	950
0272-218811	
Received	

Mr A King BA(Hons) BPI MRTPI
4 Isenburg Way
HEMEL HEMPSTEAD
Herts
HP2 6NQ

14 MAR 1983

Your reference
4/0642/82

Our reference

T/APP/5252/A/82/10793/G2

Date

11 MAR 1983

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MESSRS CLIVE TRAVERS & CO
APPLICATION NO:- 4/0642/82

6002

1. I refer to your clients' appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the erection of a single-storey rear extension to solicitors' offices for use as a central filing room at 11/13 Alexandra Road, Hemel Hempstead.
2. I have considered the written representations made by you and the council and, as you know, I inspected the appeal premises and their surroundings on 27 January 1983. As a result I have come to the conclusion that the main issue in this case is whether or not the proposed development would result in an unacceptable reduction of existing car parking space.
3. In its reason for refusal the council implies that there would be some loss of amenities other than car parking as a result of the proposed development but, from my examination of the plans and inspection of the premises, I find no evidence of this since the lavatory and kitchen area is to be retained and improved.
4. When a change of use was permitted in 1978, the plans apparently indicated, and the council apparently accepted, that the council's requirement for 4 parking spaces could be provided on the strip of ground along the south-east boundary of the appeal property. This would have involved the close parking of 4 cars in tandem - an arrangement which, at best, would have been extremely inconvenient for users and, at worst, would have resulted in vehicular manoeuvres seriously detrimental to the safety and free flow of traffic on Alexandra Road. It appears that, for these reasons, no more than 2 cars have regularly parked there. With or without the proposed extension, I can see no way in which the space at the side and rear of the appeal building could be used to provide satisfactory parking for 4 cars while, with the proposed extension, it would still be possible to accommodate the maximum of 2 cars which have in the past parked at the side of the appeal building.
5. The council contend that construction of the proposed extension and its use for the storage of files would release office space elsewhere in the building and permit an increase of staff and thus an increase in the number of vehicles requiring parking space. From my own observation of the crowded conditions which prevail at present, however, I am inclined to accept that this is not your clients' intention since it would clearly not be in their interests to do so. Nevertheless, if I were to grant planning permission, I should consider it necessary to impose a condition to ensure that the extension was used exclusively for storage purposes.

6. I fully appreciate the council's concern that the limited parking facilities in the vicinity should be available to the general public rather than per-empted by long-term business users, I regard the present parking arrangement as unsatisfactory and I note that, with the proposed extension, the remaining parking area would fall below the standard of provision normally required by the council. It is my view, however, that the proposed extension would not exacerbate the existing parking deficiency, that the extension is necessary to the efficient conduct of your clients' practice and that it would be contrary to the intentions of Circular 22/80, therefore, to refuse planning permission.

7. I have noted all the other matters raised in the written representations but do not find that they outweigh the considerations which have led me to these conclusions.

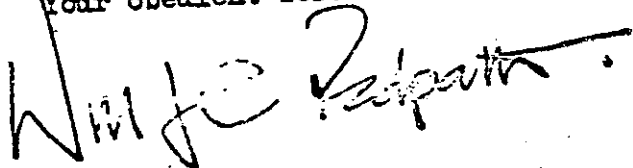
8. For the reasons set out above, and in exercise of powers transferred to me, I hereby allow your clients' appeal and grant permission for the erection of a single-storey rear extension to solicitors' offices for use as a central filing room at 11/13 Alexandra Road, Hemel Hempstead in accordance with the terms of the application (No 4/0642/82) dated 10 June 1982 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;
2. the extension hereby permitted shall be used for storage ancillary to the business or practice occupying Nos 11/13 Alexandra Road and for no other purpose.

9. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Sir

Your obedient Servant



W J C REDPATH DipArch RIBA
Inspector