

RB

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/0653/88

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Shop Construction Ltd
Larches House
188 Willifield Way
Hampstead, London

David Brown & Partners
51 High Street
Hampton
Middlesex

...Erection of two three-storey office buildings,.....
car parking etc
.....
at Land at Wilderness/Church Lane,.....
Berkhamsted, 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 dated 31.3.88
and received with sufficient particulars on 12.4.88
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) No work shall be started on the development hereby permitted until details of materials to be used externally, including the surfacing to the car parking and circulation area, 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) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan 4/0653/88, drawing no 359/TPA001A shall have been provided, and they shall not be used thereafter otherwise than for the parking and circulation of vehicles.
- (4) The vehicular access to Church Lane shall include the provision of a sight line in a northerly direction only of 2.4m x 23m with kerb radius of 4.5m within which there shall be no obstruction more than 600mm above carriageway level.

/cont.....

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 ensure the adequate and satisfactory provision of off street vehicle parking facilities.
- (4) In the interests of highway safety.
- (5) In the interests of highway safety.
- (6) To ensure that reasonable facilities are made available to record archaeological evidence.
- (7) In order that the local planning authority may exercise control over further addition to the building in the interests of their appearance taking account of their prominence and importance in the designated Conservation Area.
- (8) In order to ensure that the amenities of the occupants of adjacent dwelling are safeguarded and to ensure satisfactory appearance in the designated Conservation Area.

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.

Plan Number 4/0653/88
Conditions Continued

5. The vehicular access to Church Lane shall include the provision of a visibility splay in a northerly direction only of 4.5m x 4.5m measured from the centreline of the accessway to the edge of the carriageway within which there shall be no obstruction to visibility between 600mm and 2.0m above the carriageway level.
6. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds.
7. No plant, machinery, tank equipment or other apparatus or appurtenance shall be erected, placed or stationed on the flat roofs of the building hereby permitted unless application has been made to and approved by the local planning authority.
8. No work shall be started on the development hereby permitted until details of the treatment of the northern and eastern boundaries of the site shall have been submitted to and approved by the local planning authority and no part of the said development shall be occupied until the boundary treatment as approved shall have been carried out.

Dated 21st day of October 1988

Signed 

Designation CHIEF PLANNING OFFICER