

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Pillings Limited  
London Road  
Two Waters  
Hemel Hempstead  
Herts

Lardi Cox & Partners  
One the Old School House  
George Street  
Hemel Hempstead HP2 5HJ

Redevelopment of site for car showroom, workshops, .....  
storage and parking. (Outline) .....  
at Former Two Waters JMI School, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973, as amended, the development proposed by you in your outline application dated ..... 6. April 1988 ..... and received with sufficient particulars on ..... 12. April 1988 ..... and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of . 3. years commencing on the date of this notice.  
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
  - (i) the expiration of a period of . 5. years, commencing on the date of this notice.
  - (ii) the expiration of a period of . 2. years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. The details submitted in accordance with Condition 1 hereof shall include:
  - (a) boundary treatment for the eastern boundary of the site where it will abut the proposed Two Waters Link Road;
  - (b) a survey of the site including levels, natural features and trees;
  - (c) the surfacing treatment of the site including car storage areas and customer and employees parking areas.
4. The development to which this permission relates shall not be commenced prior to the issue of the decision letter by the Secretaries of State for the Environment and for Transport on the Public Inquiry for the A41 Kings Langley Bypass.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure the proper development of the site.
4. The required landtake for the bypass may be different from that presently identified as being necessary for highway works.

Dated ..... 23 ..... day of ..... June ..... 19 88 .....

Signed.....  .....

Designation ...CHIEF PLANNING OFFICER

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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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

4/0660/88

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# Departments of the Environment and Transport

Eastern Regional Office (Transport)

Heron House 49-51 Goldington Road Bedford MK40 3LL

Telex 82481

Telephone 0234 (Bedford) 63161 ext

DACORUM DISTRICT COUNCIL

The Borough Planning Officer	660	APX	Your reference
Dacorum Borough Council	DP	DC	IC
Civic Centre,		Admin	File
Marlowes,			OUR reference
Hemel Hempstead,			235/2/27/02
Herts. HP1 1HH			Date
			22nd June 1988

For attention of Mr. Knapp

Dear Sir,

A41 KINGS LANGLEY BYPASS : Messrs. Pilling's Planning Application for the Two Waters School Site

I have been referred to you by Mr. P. Lardi, the consulting engineer acting for Messrs. Pilling, in the matter of a Planning Application for the Two Waters School Site and adjoining land at London Road, Hemel Hempstead.

You should be aware that the Department is involved in a land exchange, subject to contract, for land required for the proposed Two Waters Link Road of the A41 Kings Langley Bypass.

The land exchange has yet to be finally agreed, but is conditional on a number of terms of which I think it is appropriate that you are aware of the following:-

- i) Land to be conveyed from the Department to Messrs. Pilling shall not be used for the retail sale of petrol.
- ii) The Department will not object to vehicular and pedestrian access being obtained to the site from London Road at position 'A' shown on the attached drawing.
- iii) Messrs. Pilling will convey to the Department such part or parts of the site that may be required as additional land for the proposed Link Road or the junction with London Road (that is, as a result of the present Public Inquiry).

The Department is aware of Messrs. Pilling's outline planning permission in respect of what is, presently, land owned by the Department. We are content that the Planning Application proceeds, but the Department would not wish to see development commence prior to the issue of the decision letter from the Secretaries of State for the Environment and for Transport on the Public Inquiry for the A41 Kings Langley Bypass.

cont'd/.....

Clearly, with respect to the above mentioned condition No. iii), further landtake from the site would be prejudiced if development had taken place.

I enclose a copy of drawing no: 730/27/5/4 which shows:-

- a) the draft Compulsory Purchase Order boundary of the site.
- b) the extended boundary of the site provided by adoption of retaining walls.

The Department has agreed to provide retaining walls to limit the landtake required with the present draft proposals before the Public Inquiry. I have highlighted the agreed site boundary on the drawing supplied.

I hope the above will assist you, I can be telephoned on (0442)-42903, but I will not be available except between 1 - 2pm and after 5pm due to the Public Inquiry.

Yours faithfully,



*JP* JOHN PEARMAN

Encs:

cc Mr. W.R. Martin - ERO(T)  
Mr. A.C. Stay - D.V. St.Albans