

Town Planning
Ref. No. 4/0698/75

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No. 1164/75D

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To
Shell Marketing Ltd.,
Eastern Region,
195 Knightsbridge,
London SW7 1RD.

..... New building, canopies, storage tanks

at Watling Street Filling Station, Flamstead, Herts.

Brief
description
and location
of proposed
development.

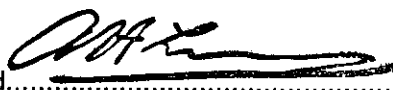
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated **22nd July 1975**
and received with sufficient particulars on **28th July 1975 (as amended 20th February 1976)**
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) to 11) See attached sheets.

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) and 5) To ensure the proper use of the site.
- 3) and 4) To maintain and enhance the visual amenity of the area.
- 6), 7) and 8. To ensure satisfactory appearance.
- 9) and 10) To ensure the proper use of the site.
- 11) (a) There is a right of way across the site enjoyed by the farmer at Hill and Coles Farm. No agreement has been reached with the site owners about an alternative right of way and/or diversion of old Watling Street, without which farm traffic will have to manoeuvre across the A.5 trunk road, to the detriment of highway safety.
- 11) (b) No agreement has been reached with adjoining land owners about dedication of land necessary for the diversion of Old Watling Street.

Dated.....1st.....April.....76.....
.....day of.....19.....

Signed..........
Designation Director of Technical Services

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, Whitehall, 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.

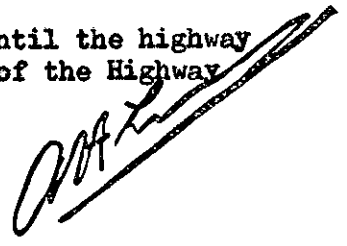
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

Watling Street Filling Station, Flamstead, Herts.

Conditions of permission granted 1st April 1976

- 1) As on Form D.C.3.
- 2) The site and premises shall be used only as a petrol filling station and no repairs or any industrial process shall be carried out thereon. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1972, the use of the premises shall be limited to the supply of petrol, oils, water, compressed air and accessories for consumption or use in motor vehicles.
- 3) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to and approved by the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details within one year of the commencement of the development hereby permitted, or such extension of time as may be agreed in writing with the Local Planning Authority and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 4) Subject to Condition 3 hereof, the landscaping scheme shall in any case be completed in accordance with the approved details in the first appropriate planting season following the closure and diversion of Old Watling Street.
- 5) The development hereby permitted shall not be occupied until the facilities for vehicle circulation shown on plan 1164/75D shall have been provided, and such facilities shall be kept clear and operative for vehicular use at all times thereafter.
- 6) No work shall be started on the development hereby permitted until samples of the materials to be used externally shall have been submitted to, and approved in writing by the Local Planning Authority.
- 7) No cars or other vehicles whether new or secondhand shall be stored, displayed or offered for sale on the site at any time.
- 8) No waste materials shall be stored on the site otherwise than in the 'trash area' shown on plan 1164/75D, and the site shall be kept in a neat and tidy condition at all times to the satisfaction of the Local Planning Authority.
- 9) No work shall be started on the site until the existing public footpath shall have been diverted to the satisfaction of the Local Planning Authority and the new footpath shall be kept clear and unobstructed at all times.
- 10) The development hereby permitted, shall not be occupied until all buildings installations and pump islands existing on the site at the date of this permission shall have been demolished.
- 11) No work shall be started on the development hereby permitted until the highway matters involved shall have been resolved to the satisfaction of the Highway Authority.

A handwritten signature in dark ink, appearing to be 'A. H. L.', is written over a diagonal line that extends from the bottom right of the list of conditions towards the top right of the page.