

Town Planning 4/0812/87
 Ref. No.

Other
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD.

To Roy Chapman Ltd
 London Road
 Cow Roast
 Nr Tring

Stocks Bros (Buildings) Ltd
 5 Ninelands Lane
 Garforth
 Leeds

Car showroom and workshop at Roy Chapman Ltd, London Road, Cow Roast, Nr Tring, Herts	Brief description and location of proposed development.
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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 29 May 1987 and received with sufficient particulars on 1 June 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
 - (a) the brickwork to be used externally and
 - (b) the colouring of the cladding and
 - (c) the surface treatment of 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) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.

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 satisfactory appearance.
- (3) To maintain and enhance visual amenities.
- (4) To maintain and enhance visual amenities.
- (5) To safeguard the residential amenity of the area.
- (6) To ensure a satisfactory development.
- (7) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (8) To ensure that satisfactory car parking facilities are provided in relation to uses within the site.
- (9) To safeguard the residential amenity of the area.
- (10) To ensure that adequate opportunity is provided for the recovery of archaeological evidence on this historically important site, which may otherwise be destroyed by the proposed development.

Dated.....30.....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.

Conditions /Cont'd....

4. All planting, seeding or turfing comprised in the approved details of landscaping, 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 during the construction of the development, or within a period of five 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.
5. The landscaping details submitted in accordance with Condition 3 hereof shall include details of boundary fencing/walling/hedging and shall include the provision of 1.8 m high fencing/walling on the north-eastern boundary site extending along that length of the boundary at present formed by the rear wall of the "preparation shop" building to be demolished.

(Note: The height shall be measured from the top of the embankment/retaining wall).
6. No part of the development hereby permitted shall be brought into use until all buildings, prefabricated buildings and caravan structures existing on the site and shown to be demolished or removed on drawing No. 86110/2/B (plan 4/0812/87) shall have been demolished or removed and the materials shall be removed within 56 days of the first rateable occupation of the development hereby permitted.
7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading facilities shown on drawing Nos. 86110/2/B and 86110/1 (plan No 4/0812/87) shall have been provided and they shall not be used thereafter otherwise than for the parking circulation loading and unloading of vehicles.
8. The sale and display of motor vehicles shall be restricted to the showroom area and spaces numbered 1, 2, 3, 4 and 5 on drawing Nos 86110/1 and 86110/2/B (plan No. 4/0812/87) only.
9. The premises shall not be used for paint or cellulose spraying of any kind.
10. This application falls within an Area of Archaeological Importance as defined in the District Plan. (Dacorum AAI No. 15). Prior to the commencement of any development on the site, a timetable shall be agreed and access and facilities provided for persons nominated by the local planning authority to undertake archaeological excavations and make archaeological records as appropriate.

Dated 30

day of July 1987

Signed 

Designation CHIEF PLANNING OFFICER