

Town Planning
Ref. No. 4/0840/83

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Pillings Limited
Rucklers Lane
Kings Langley

Peter Lardi & Partners
51 London Road
St. Albans, Herts.

.... Use of land for storage of motor vehicles for
.... sale and display
at Part of site of 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 the development proposed by you in your application dated 24th June 1983 and received with sufficient particulars on 27th June 1983 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 xxxxx years commencing on the date of this order~~

- 1) This permission shall expire on 31st May 1985.
- 2) 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 in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 3) Prior to the commencement of the development hereby permitted, details shall be submitted of :-

.../continued

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 and Country Planning Act, 1971.~~

- 1) To safeguard the future proposed Two Waters Link Road and to ensure that the proposed use does not prejudice the safety and free flow of traffic on the trunk road nor prejudice the industrial policies of the local planning authority.
- 2) To maintain and enhance visual amenity.
- 3) To ensure the proper development of the site.
- 4) To ensure the proper development of the site.
- 5) In order not to prejudice the safety and free flow of traffic on the trunk road.

Dated.....11th.....day of.....August.....19 83

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)

- 3) a) a survey of the site including levels, natural features and trees
- b) treatment of boundaries
- c) the layout and development of the site including sales areas, storage areas and customer and employees parking areas
- d) the surfacing treatment of the site and no work shall commence on this development until all such details have been approved by the local planning authority.
- 4) The development hereby permitted shall not be occupied until the details required in accordance with condition (3) hereof shall have been provided and they shall be retained and maintained at all times thereafter.
- 5) There shall be no direct access to London Road.

Dated11th..... day ofAugust..... 1983

Signed:



Designation; CHIEF PLANNING OFFICER