

Town Planning 4/0993/85

Ref. No. ....

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

Other

Ref. No. ....

AJP

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD.

To Mr R V James MIMI  
'Marlowes Garage'  
Manor Avenue  
Apsley HP3 9DW

..... Use of building for motor vehicle repair without  
..... compliance with Conditions 2 and 3 on Planning  
..... Permission No. 4/1488/84 .....

at ..... 'Marlowes Garage', Featherbed Lane/London Road .....

..... Hemel Hempstead, Hertfordshire .....

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 ..... 1st August 1985 .....  
and received with sufficient particulars on ..... 2nd August 1985 amended 7th Oct 85 .....  
and shown on the plan(s) accompanying such application, subject to the following conditions:-

~~x The development to which this permission relates shall be begun within a period of xxxxxx 1985 x~~  
~~x commencing on the date of this notice x~~

- (1) The use hereby permitted shall be restricted to the servicing, maintenance, mechanical and electrical repair of motor cars and light vans only and shall not include any bodywork repairs, panel beating, paint spraying or use of power-saws or other machinery for metal cutting nor for any use which would create vibration, smell, fumes, smoke, soot, ash, dust, grit or external noise.
- (2) The use referred to in condition (1) hereof shall not be carried out on the site other than within the area of the building hatched orange on plan no. 4/0993/85.
- (3) The area of the building hatched orange on plan no. 4/0993/85 shall not contain more than two workshop bays and one MOT bay.
- (4) With the exception of the area hatched orange on plan no. 4/0993/85 the building shall not be used otherwise than for purposes ancillary to the uses referred to in condition (1) hereof.

Cont'd on sheet 2.....

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

- (1) To ensure proper use of the site.
- (2) For the avoidance of doubt.
- (3) To prevent over-development of the site.
- (4) For the avoidance of doubt.
- (5) To ensure proper use of the site.
- (6) In the interests of general amenity for the occupants of nearby dwellings.
- (7) To ensure proper use of the site and avoid obstruction on adjacent dwelling.
- (8) In the interests of general amenity of the occupants of nearby dwellings.

Dated.....9th.....day of.....October.....1985....

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.

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Reference Number 4/0993/85

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Conditions Continued.....

- (5) Retail sales shall be restricted to the area allocated for "reception and spares" on the approved plan, and sales shall extend only to motor vehicle parts and accessories and for no other purpose.
- (6) The use hereby permitted shall be carried out between the hours of 0800 and 1800 hours Mondays to Saturdays only and at no time on Sundays, Bank Holidays or any Public Holidays.
- (7) The car parking spaces shown on plan no. 4/0993/85 shall be provided and surfaced within three months of the date of this permission and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority. Two of these spaces shall be reserved at all times for visitors' parking.
- (8) No external telephone bell shall be provided.

Dated 9th day of October 1985

Signed ..... 

Designation CHIEF PLANNING OFFICER .....