

Town Planning

Ref. No. 4/1016/75

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. 1722/75D

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

Methodist Church Trustees,
Methodist Church,
To High Street,
Berkhamsted, Herts.

Agents: Cruickshank Rhys and Jude,
Rye House, London Road,
High Wycombe, Bucks.

<p>Alteration to Condition 2 on Permission 118/75D (4/0074/75)</p> <p>re. (Change of use and alterations to form offices)</p> <p>at Methodist Church, High Street, Berkhamsted.</p>	<p>Brief description and location of proposed development.</p>
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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 5th November, 1975 and received with sufficient particulars on 10th November, 1975 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 five years commencing on the date of this notice.
- (2) For a period of five years from the date of its first rateable occupation the total office floor space of 5,800 square feet shall be occupied as offices only by a person, firm, company or other organisation as shall have been agreed in writing by the Local Planning Authority, as being engaged in a profession, trade, business or other occupation, the predominant purpose of which is to provide a service to people living and/or working in Berkhamsted and its surrounding areas, and, at the date of this permission, occupying office premises within the County of Hertfordshire.
- (3) No work shall be commenced on the development hereby permitted until details of alterations to the existing vehicular access shall have been submitted to and approved by the Local Planning Authority.
- (4) Car parking to the extent indicated on applicants' drawing reference No. 40/74/5A shall be provided before the first rateable occupation of the development hereby permitted.
- (5) There shall be no vehicular access direct from the site on to the trunk road.

- (6) This permission is in substitution for and not as an alternative to that numbered 118/750 (4/0074/75) relating to the same property and dated 12th August, 1975.

NOTE: Condition 5 imposed by direction of the Regional Controller.

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 (6) To ensure that the offices are not occupied otherwise than in compliance with the policy of the Local Planning Authority which seeks to restrict the use of office floor space within the County of Hertfordshire to those firms serving essentially local needs.
- (3) To ensure proper and safe access to and egress from the site.
- (4) To ensure the proper development and use of the site and in the interests of road safety by avoidance of obstruction on adjacent highways.
- (5) To ensure minimum interference with the free flow and safety of traffic on the trunk road.

Dated.....22nd.....day of.....December.....19..75

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.