

Town Planning 4/1025/83
Ref. No.

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To SDC (Builders) Limited
19 Grove Place
Bedford
MK40 2JJ

Denny & Bryan
28 The Avenue
Watford
Herts

.....	Three storey office building, access and car	Brief description and location of proposed development.
.....	parking	
at	Junction of Park View Road/High Street,	
.....	Berkhamsted.	

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 2nd August 1983

and received with sufficient particulars on 3rd August 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 years commencing on the date of this notice.
- (2) The external brickwork of the development hereby permitted shall be **1st Stock Red Multi Rustic stock bricks.**
- (3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation shown on plan **A/5057/1779 L(..)020 (L.A. ref. 4/1025/83)** shall have been provided.
- (4) The landscaping shown on plan **A/5057/1779 L(..)020 (L.A. ref. 4/1025/83)** shall be implemented in the first planting season after first occupation of the development hereby permitted.
- (5) For a period of not less than 10 years from the date of this permission the development hereby permitted shall not be occupied otherwise than by **Brett Jenkins & Partners and Volunteer Centre**, a company, firm or organisation who substantially serve local needs in terms of professional services, offices connected with local sales and services central or local government administration or services ancillary to local industry and who would not give rise to any significant

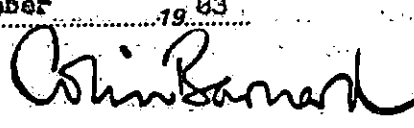
increase in employment within the area so as to prejudice the objectives of Policies 1, 3, 6 and 8A of the Approved County Structure Plan (1979) or Policies 54 and 55 of the Dacorum District Plan.

- (6) The ground floor of these premises on the High Street frontage on the site shall not be used as a shop or shops, as defined in the Town and Country Planning (Use Classes).

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 ensure proper use of the site and avoid obstruction on adjacent highways.
- (4) To maintain and enhance visual amenity.
- (5) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the approved County Structure Plan (1979).
- (6) For the avoidance of doubt.

Dated 22nd day of September 1983


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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Three storey office building, access and car
parking
at Junction of Park View Road/High Street, Berkhamsted

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 2nd August 1983 and received with sufficient particulars on 3rd August 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 5 years commencing on the date of this notice.
- (2) The external brickwork of the development hereby permitted shall be Ibstock Red Multi Plastic stock bricks.
- (3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation shown on plan A/5057/1779 L(..)020 (L.A. ref. 4/1025/83) shall have been provided.
- (4) The landscaping shown on plan A/5057/1779 L(..)020 (L.A. ref. 4/1025/83) shall be implemented in the first planting season after first occupation of the development hereby permitted.
- (5) For a period of not less than 10 years from the date of this permission the development hereby permitted shall not be occupied otherwise than by Brett Jenkins & Partners and Volunteer Centre, a company, firm or organisation who substantially serve local needs in terms of professional services, offices connected with local sales and services central or local government administration or services ancillary to local industry and who would not give rise to any significant increase in employment within the area so as to prejudice the objectives of Policies 1, 3, 6 and 6A of the Approved County Structure Plan (1979) or Policies 54 and 55 of the Dacorum District Plan.

- Not*
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- (2) To ensure satisfactory appearance.
- (3) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (4) To maintain and enhance visual amenity.
- (5) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the approved County Structure Plan (1979).
- (6) For the avoidance of doubt.

Dated..... 22nd day of..... September 19 83

Signed..... 

Designation Chief Planning Officer

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