

TOWN & COUNTRY PLANNING ACT 1971

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr. G.H. Baldwin,
"Vista",
Gadeview Road,
Hemel Hempstead, Herts.

Ten lock-up garages

at 22 Cemetery Hill, Hemel Hempstead

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby permits the development proposed by you in your application dated **23rd September, 1982** and received with sufficient particulars on **23rd September, 1982** 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 materials to be used on the development hereby permitted shall comprise London Brick Company 'Golden Buff' facing bricks and asbestos cement roofing sheets.
- (3) (a) No vehicle may be garaged in the proposed garage other than private motor cars or small trade cars.
(b) No servicing of motor vehicles on a commercial basis to be carried out in the garage or on the site generally.
(c) No car manufacturing, repair or servicing business or industrial work of any kind to be carried on at the premises.
(d) The premises shall not be used for the purposes of any wholesale, retail or storage business.
(e) No unreasonable nuisance or annoyance shall be caused by the use.

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) In order that the garage is used only for domestic garaging purposes and is available for such use by persons residing in the area.

Dated 11th day of November, 19 82

Signed.....

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, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 for the Environment 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 District Council in which the land is situated, 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.