

Town Planning 4/1184/75  
Ref. No. ....

**TOWN & COUNTRY PLANNING ACTS, 1971 and 1972**

Other 1970/75D  
Ref. No. ....

**THE DISTRICT COUNCIL OF ..... DACRUM .....**  
**IN THE COUNTY OF HERTFORD**

To Mr. M. Walker Smith,  
Leaton Lane,  
Jatford,  
Herts.

Agents: Peter Glover & Co.  
Chartered Surveyors,  
36 Rickmansworth Road,  
Northwood,  
Middx.

..... Change of use from garage to engineering smithy, .....  
.....  
at ... Gandy's Garage, Hogpit Bottom, Mauden, Herts. ....

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 29th December 1975 and received with sufficient particulars on 31st December 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 5 years commencing on the date of this notice.

For other conditions, please refer to separate sheet attached

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) In the opinion of the Local Planning Authority the nature of the proposed development is not inappropriate but other uses of the property would be likely to affect adversely the amenities at present enjoyed by the occupiers of adjoining and neighbouring properties.

3) and 7) To safeguard the amenities of the adjoining residential properties.

4), 5), 6), 8), 9), 10)

In the interests of visual amenity.

Dated.....12th.....day of.....February.....1975

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.

- 2) The use of the premises hereby permitted shall be restricted to that of the applicant's business as an Industrial Smith and for no other purpose, including any other purpose in Classes III, IV and VI of the Town and Country Planning (Use Classes) Order 1972.
- 3) The premises shall not be used in any manner which is detrimental to the amenities of the locality, by reason of noise, vibration, smell, fumes, soot or dust.
- 4) There shall be no storage outside the building of any equipment, crates, boxes or any other similar material.
- 5) 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 the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 6) The premises shall not be occupied for the purpose hereby permitted until a close boarded fence 2m. high shall be erected in the position indicated on the submitted plan to the satisfaction of the Local Planning Authority and such fence shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 7) No machinery shall be operated on the premises except between the hours of 8 a.m. and 6.30 p.m. on weekdays and 8 a.m. and 12.30 p.m. on Saturdays. There shall be no working on Sundays or Public Holidays.
- 8) No commercial or agricultural vehicles shall be parked on the area in front of the fenced compound and this area shall at all times be maintained in a neat and tidy condition.
- 9) The premises shall not be occupied for the purpose hereby permitted until the existing petrol pumps together with any other waste material, shall have been removed from the site.
- 10) Further plans shall be submitted to the Local Planning Authority within six months of occupation indicating the proposed treatment required to ensure a satisfactory renovation of the existing building and such renovation works shall be carried out within a period of twelve months from the date of approval.

