

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Forest Services
376-378 North Circular Road
Parners Green
London
N13 6BJ

John Ward & Associates Ltd
The Hollies
Naseby Road
Clipston
Market Harborough, Leics, LE16 9RZ

Redevelopment of petrol filling station (scheme 1)

at 487-489 London Road, Hemel Hempstead, 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 refuse the development proposed by you in your application dated 20 June 1988 and received with sufficient particulars on 22 June 1988 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

1. The proposed demolition of No. 487 London Road in order to accommodate the various facilities on site would be injurious to the visual appearance of the street scene.
2. The proposed layout of the filling station and the inclusion of an automatic car wash facility in the proposed position would, by reason of noise and general disturbance, be seriously detrimental to the amenities currently enjoyed by residents of adjacent and nearby dwellings.
3. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.

Dated 11 day of August 1988

Signed

William Barnard

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

Thirdly, the current employee parking requirement by District Plan standards for the proposed development is 4.5 spaces. No area for employee parking has been shown on the plans as submitted.

In summary, whilst I have no objection to the proposed use, I consider the proposed scheme, by reason of its layout and position to be injurious to visual amenity and the general amenities of nearby dwellings.

✓ RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

1. The proposed demolition of No. 487 London Road in order to accommodate the various facilities on site would be injurious to the visual appearance of the street scene.
2. The proposed layout of the filling station and the inclusion of an automatic car wash facility in the proposed position would, by reason of noise and general disturbance, be seriously detrimental to the amenities currently enjoyed by residents of adjacent and nearby dwellings.
3. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.

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