

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD .....

To Dacorum Developments,  
Longwood,  
Sheethanger Lane,  
Hemel Hempstead,  
Herts.

Change of use from shop to office

at 17 Alexandra Road, Hemel Hempstead.

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 ..... 31st August 1979 ..... and received with sufficient particulars on ..... 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 development is unsatisfactory inasmuch as insufficient parking accommodation can be provided within the site to meet the standards adopted by the local planning authority.

Dated ..... 25th ..... day of ..... October ..... 19 79 .....

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 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.



## Department of the Environment

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CHIEF EXECUTIVE

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16 OCT 1980

R. J. J. ....

Cleared  
Your reference .....

BF/PH/4036

Our reference

T/APP/5252/A/80/5156/G2

Date

14 OCT 1980

Mr B Francis  
 Messrs Poulter and Francis  
 57 Marlowes  
 HEMEL HEMPSTEAD  
 Hertfordshire  
 HP1 1LE

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
 APPEAL BY DACORUM DEVELOPMENTS LIMITED  
 APPLICATION NO:- 4/1257/79

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the change of use from shop to office of premises at 17 Alexandra Road, Hemel Hempstead. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on 27 August 1980.
2. From my inspection of the site and its surroundings and from the representations made, I consider that the principal issue in this case is whether adequate car parking space is available.
3. The lack of parking accommodation on the site is the council's only objection to the proposed change of use. The council state that the parking space within the curtilage of the appeal premises is extremely limited and fully used by the occupiers of the existing offices, so that the standards appropriate for the additional office floorspace cannot be met.
4. The essence of your case is that offices would be the most suitable use for the property and would be consistent with the nature of other buildings in the locality. You suggest that any additional parking demand arising from the proposed change of use could be met by the adjacent public car park.
5. The area to the side and rear of the site can only accommodate 2 or 3 cars and none of this space appears to be available to serve employees or visitors at the appeal premises. The public car park, which holds about 25 cars, was virtually full at the time of my site visit and is obviously a well used facility even if not full throughout the day. The council's concern over car parking therefore has some validity.
6. On the other hand any commercial use of the property is likely to give rise to some parking demand. The sun-tan parlour facilities which have recently been installed could well generate a requirement for 2 or 3 car spaces at any one time. This is about the same as the council suggest would be needed for offices. A car hire headquarters would probably create a greater parking demand, although I appreciate that the permission recently granted for this use was intended only as a short term expedient.
7. The adjacent public car park is described by the council as "temporary" but they do not suggest that it is likely to be closed in the near future. The park

has a hard surface marked out into bays and appears likely to remain as a car park for some considerable time.

8. Taking all these factors into account I consider that on balance the objections to the proposed change of use on the grounds of inadequate parking are insufficient to justify the refusal of planning permission.

9. I have had regard to all the other matters raised, but they do not outweigh the considerations which have led to my decision.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the change of use from shop to office of premises at 17 Alexandra Road, Hemel Hempstead, in accordance with the terms of the application (No 4/1257/79) dated 31 August 1979 and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun not later than 5 years from the date of this letter.

11. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir  
Your obedient Servant



G F SELF MA MSc MRTP I  
Inspector