

Town Planning

Ref. No. .... 4/1443/83 .....

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

Other

Ref. No. ....

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

IN THE COUNTY OF HERTFORD

To Mr C D Wright  
10 Lovel Close  
Boxmoor Hemel Hempstead  
Herts

Derrick P Smith & Associates  
Nucleus House  
Lower Kings Road  
Berkhamsted Herts

Change of use of office to dwelling, alterations to roof  
of workshop, extensions to workshop and use as warehouse  
and offices .....  
at .... 8 New Road .....  
..... NORTHCHURCH .....

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 ..... 10.11.83 .....  
and received with sufficient particulars on ..... 11.11.83 .....  
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) Prior to commencement of operations, the office use of the building fronting New Road shall be discontinued, and shall not thereafter be used otherwise than as a single residence.
- (3) No work shall be started until a comprehensive scheme of landscaping, including existing trees, 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.
- (4) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority and the development hereby permitted shall be carried out in the materials as so approved.
- (5) The use hereby permitted shall be restricted to Use Class X of the Country Planning (Use Classes) Order 1972, and there shall be no retail sales undertaken on the premises.
- (6) No vehicle movements associated with the proposed warehouse use shall take place on the site before 8 a.m. or after 7 p.m. on weekdays and before 8 a.m. or after 1 p.m. on Saturdays. No such vehicle movements shall take place on Sundays or Public Holidays.

- (7) No goods, materials or refuse shall be stored or processed outside the limits of the buildings hereby permitted and the curtilage shall be kept in a clean and tidy condition to the satisfaction of the local planning authority.
- (8) Area No.9 on the approved layout plan shall not be used otherwise than for purposes incidental to the enjoyment of the proposed dwellinghouse.
- (9) Before development is commenced, details of off-street car parking shall be submitted to, and approved by, the local planning authority, and such facilities shall be provided before occupation of the development.

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 accord with the terms of the permission, and to avoid an overdevelopment of the site.
- (3) To maintain and enhance visual amenity.
- (4) To ensure satisfactory appearance.
- (5) For the avoidance of doubt.
- (6) In the interests of residential amenity.
- (7) To avoid congestion within the site.
- (8) In the interests of the amenity of the proposed dwelling.
- (9) In the interests of highways safety.

Dated.....15th.....day of.....December.....19..83..

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.