

Town Planning

Ref. No. 4/1582/86

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Esso Petroleum Co Ltd
Esso House
Victoria Street
London SW1

Planacourt Ltd
42 South Ridge
Billericay
Essex

..... PUMP ISLANDS, FORECOURT CANOPY, SALES BUILDING,

..... CAR WASH ETC

at .. Hall Park Garage, London Road, Berkhamsted

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 7 November 1986
and received with sufficient particulars on 10 November 1986
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 building hereby permitted shall be constructed in Ibstock 'Roughdale' multi-grey rustic facing bricks with beige aluminium proscenium or such other materials as may be agreed in writing with the local planning authority.
- (3) Signs shall be displayed to the satisfaction of the local planning authority to ensure that all users of the development hereby permitted enter the site at the western access only, and leave at the eastern egress only and such signs shall be maintained at all times after first occupation of any part of the development hereby permitted.
- (4) The access shall include the provision of sight lines 2.4 m x 70 m with kerb radii of (i) on the east side of the western ingress 5 m (ii) on the west side of the eastern egress 4.5 m and (iii) on the east side of the eastern egress 6 m as shown on drawing no 1121/87/1 (Plan 4/1582/86) within which there shall be no obstruction more than 600 mm above carriageway level.

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 the interests of highways safety.
- (4) In the interests of highways safety.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) In the interests of highways safety.
- (8) To maintain and enhance visual amenity.
- (9) To maintain and enhance visual amenity.
- (10) In the interests of the amenities of the locality so as not to prejudice the proper future development of adjacent sites and to prevent vehicles parking on adjacent highways.
- (11) To ensure satisfactory development.

Dated..... 9 day of..... March 19 87.....

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.

CONDITIONS (CONT'D)

- (5) The developer shall construct the crossovers to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the ingress and egress are so constructed.
- (6) The proposed ingress and egress referred to in condition (3) hereof shall not be brought into use until the existing accesses to the site have been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- (7) The kerb radii of the proposed ingress and egress referred to in condition (3) hereof shall include a pram/wheelchair crossing.
- (8) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.
- (9) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which during the construction of the development or within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (10) The development hereby permitted shall not be brought into use until:-
 - (a) the fencing and walling; and
 - (b) the car parking facilitiesshown on drawing no 1121/87/1 plan no 4/1582/86 shall have been provided and such fencing and walling shall be retained whilst the proposed development remains on the site and such car parking shall not be used for any purpose other than the parking of vehicles.
- (11) No part of the development hereby permitted shall be brought into use until all existing buildings shown on drawing no 1121/87/1 plan no 4/1582/86 shall have been demolished and the materials shall have been removed from the site within 56 days of the first rateable occupation of the development hereby permitted.

Dated 9 March 1987

Signed



CHIEF PLANNING OFFICER