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	Town Planning 4/1595/89 Ref. No
TOWN & COUNTRY PLANNING ACTS, 1971 and 1972	Other Ref. No

THE	DISTRICT COUNCIL OF	DACORUM	ļ:		
IN TI	HE COUNTY OF HERTFO	RD · · · ·			
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То	Legal & General Ass F Fitzroy House 355 Euston Road London NWl 3AG	Pensions Management		Bradshaw F 4 Water St Liverpool	treet
	Three No. three store (Class Bl) Use and ca Land at Stag Lane/Hig East's Works), Berkha	ar parking \ gh.Street.(former.si		and le	iption ocation oposed opment.

- (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) 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 so approved.
- (3) 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.

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) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) In the interests of highways safety.
- (6) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (7) In the interests of general health and safety and to safeguard the risk of pollution.
- (8) To ensure proper drainage of the site.
- (9) In the interests of highways safety.

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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

(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.

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## REASONS CONTINUED

- (4) 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 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.
- (5) There shall be no direct vehicular or pedestrian access to the site from the A41 Trunk Road.
- (6) The development hereby permitted shall not be occupied until the car parking spaces as shown on drawings 2085/01J, 2085/02K, plan 4/1595/89 have been laid out and provided, and such areas shall not be used otherwise than for the parking of motor vehicles.
- (7) Details indicating proposals for the removal of all contaminated ground on site shall be submitted to an approved by the local planning authority before any development commences on the site.
- (8) No development shall take place until details of the design, layout and construction of on and off-site drainage works have been submitted to and approved by the local planning authority, and no works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed.
- (9) Notwithstanding the landscaping proposals shown on Drawing No. 2085/02K, plan 4/1595/89 on the south-west (A41 High Street) frontage, there shall be no planting or other obstructions to visibility greater than 1 m in height within an area of 4.5 m width measured from the edge of the carriageway.

Dated

1st day of February 1990

Signed

Designation CHIEF PLANNING OFFICER