

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To

Drs. G. Rowlands & C. Waterman
Media House
Boxwell Road
Berkhamsted HertsIan H. Leek F.R.I.C.S.
6 Monks Hollow
Marlow Bottom
Bucks SL7 3SY

... Single storey office building and provision
 ... of car parking (Outline)
 at 'Media House' Boxwell 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1977, as amended, the development proposed by you in your outline application dated 31.10.1989 and received with sufficient particulars on 1.11.1989 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
 (b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of 5 years, commencing on the date of this notice.
 - (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. The building hereby permitted shall be single storey, shall not exceed 200 sq m in gross floor space including any useable floorspace contained within the roof.
4. The roof of the building hereby permitted shall not feature windows within either the south western or the north eastern facing slopes.

7. (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) To ensure that vehicles may enter and leave the site in forward gear.
8. For the avoidance of doubt so to ensure there is always the adequate provision of parking facilities to accord with the Council's parking Guidelines.
9. (a) To ensure that adequate space will be available for the parking of eight vehicles in accordance with the Council's parking Guidelines.
- (b) The local planning authority is not satisfied that a parking area could be provided at the rear of the site without an adverse impact upon the amenity of adjoining residential properties failing to meet the environmental guidelines for development specified in Policy 18 of the adopted Dacorum District Plan.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. Based upon the information available the local planning authority is not satisfied that a single storey office building of a floorspace exceeding 200 square metres could be accommodated on the site due to the requirements of the Council's parking Guidelines.
4. (a) For the avoidance of doubt to ensure that only the ground floor of the building is used as based upon the information available the local planning authority is not satisfied that a building in excess of 200 square metres of useable floorspace could be accommodated on the site due to the requirements of the Council's Parking Guidelines.
- (b) The provision of first floor accommodation would be likely to result in the loss of privacy to dwellinghouses either side of the site.
5. To ensure a satisfactory development and in the interests of the amenity of adjoining residential properties.
6. In the interests of highways safety.

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SignedXX

DesignationXX

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

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Subject to the following Conditions:- (Contd/)

5. Details submitted in accordance with Condition 1 shall include refuse collection and storage arrangements and boundary treatment.
 6. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
 7. Details submitted in accordance with Condition 1 of this permission shall include the provision of eight parking spaces each measuring 2.4 m x 4.8 m, the arrangement of which will enable vehicles to leave the site in forward gear at all times.
 8. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 7 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
 9. The front wall of the building hereby permitted shall be set back 12 m from the back edge of the public footpath.
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Dated11th..... day ofJanuary.....1990

Signed ........

Designation .CHIEF PLANNING OFFICER.....