

Town Planning 4/1866/80
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**
 IN THE COUNTY OF HERTFORD

To C. H. I. Limited,
 Swan Court,
 Waterhouse Street,
 HEMEL HEMPSTEAD,
 Herts.

Messrs. Denny & Bryan,
 28 The Avenue,
 WATFORD,
 Herts.

Four storey shop and office building
 at 45/47 High Street, 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 permit the development proposed by you in your application dated
 and received with sufficient particulars on 18th December, 1980. (as amended 6th March, 1981)
 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) 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) For a period of not less than 10 years from the date of this permission, the office development hereby permitted shall not be occupied otherwise than by C.H.I. Limited or by a company, firm, or organization who substantially serve local needs in terms of professional services, offices connected with local sales and services, central or local government administration or services ancillary to local industry and who are certified in writing by the local planning authority as being appropriately located within the area in accordance with these criteria and who would not give rise to any significant increase in employment within the area so as to prejudice the objectives of Policies 1, 3, 6 and 6A of the Approved County Structure Plan (1979).

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) & (6) To ensure satisfactory appearance.
- (3) To safeguard and maintain the strategic policies as expressed in the Approved County Structure Plan (1979).
- (4) In order to ensure proper servicing of the site and future development in the area.
- (5) To ensure proper use of the site and avoid obstruction on adjacent highways.

Dated.....19th.....day of.....March,.....1981.

Signed.....*Colin Barker*.....
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.

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C. H. I. Ltd.,
HEMEL HEMPSTEAD.

Conditions continued/

- (4) The land hatched green on Plan 4/1866/80 (drawing No. A/4588/1641/1c) shown as "Proposed Service Road by Local Authority" shall be reserved for the construction of such road.
- (5) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Plan 4/1866/80 (drawing No. A/4588/1641/1c) shall have been provided and they shall be maintained at all times thereafter. Prior to the commencement of the construction of the "Service Road" referred to in Condition (4) hereof, and shown on the above mentioned plan, the occupant(s) of the offices hereby permitted shall submit to the local planning authority a revised parking layout and the scheme as approved shall be constructed and laid out in accordance with such plan and made available for car parking prior to the commencement of the above mentioned road works, and maintained at all times thereafter.
- (6) Prior to the occupation of the "shops" hereby permitted, details of the external appearance of the shop fronts shall be submitted to, and approved by, the local planning authority.

Dated 19th day of March, 1981.

Signed.....

John B. ...

Designation Chief Planning Officer
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