

LA

Town Planning
Ref. No. 4/1941/88

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To USP Interstore Ltd
Crossways Yard
Nettleden Road
Nettleden

Martin P How
29 Brierley Close
Dunstable
Beds LU6 3NB

..... Change of use from agricultural to light
..... industrial and office use.
at Crossways yard, Nettleden Road, Nettleden

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 dated10.10.88..... and received with sufficient particulars on.....24.10.88..... 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 car parking and turning areas shown on Drawing No. 3888/01 shall only be used hereafter for the purposes of parking and turning.
- (3) The premises shall be used for shopfitting fabrication only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order).

Cont.

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 the adequate and satisfactory provision of off-street vehicle parking facilities.
- (3) The nature of the shopfitting fabrication use is such that there is little nuisance in terms of noise, smell, fumes and traffic generation. This may not be the case with another use in the same class of development and in view of this the local planning authority wishes to retain control of the development, in order to protect the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty.
- (4) In the interests of visual amenity.
- (5) In order to safeguard the residential amenity of the adjacent dwelling and to enable the local planning authority to retain control over the development.
- (6) In the interests of amenity.
- (7) To maintain and enhance visual amenity.
- (8) To maintain and enhance visual amenity.
- (9) To ensure an adequate standard of sound attenuation.

Dated.....day of.....19.....

Signed.....

Designation

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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- (4) There shall be no storage of goods and materials outside the buildings shown on Drawing No. 3888/01.
- (5) The office building shown on Drawing No. 3888/01 shall only be used for office purposes incidental to the primary use of the site for shopfitting fabrication.
- (6) The buildings the subject of this permission shall be used between the hours of 0800 to 1800 hours Monday to Friday and 0800 to 1300 hours on Saturday and at no times on Sundays or Bank Holidays.
- (7) 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 details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (8) 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 five 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.
- (9) During the permitted working hours, noise from operations conducted on the premises shall not exceed 45 dBA as measured on the western boundary over any 15 minute period, and expressed as 15 minute equivalent continuous sound pressure level (Leq. 15 mins). The measurements shall be taken at a height of 1.2 metres above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Dated 12 January 1989

Signed 
Designation Chief Planning Officer