

LA

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/1952/87

Ref. No.

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To M F I Properties Ltd
Southon House
333 The Hyde
Edgeware Road
Colindale
London NW9 6TD

Clark Hatt Quirk
The Maltings
44 Whitehorse Street
Baldock
Herts
SG7 6EB

Retail Warehouse & Parking
at Ex. Vitromic Redbourn Road, 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 18.12.87 and received with sufficient particulars on 22.12.87 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 ... years commencing on the date of this notice.
(2) The car parking area as shown on drawing number CHQ88.989.15 and CHQ88.989.16 shall be laid out and constructed and thereafter maintained to the satisfaction of the local planning authority before any part of the development is occupied.
(3) All storage and display shall be confined to within the building, and the curtilage of the building shall be maintained in a neat and tidy condition to the satisfaction of the local planning authority.
(4) The retail warehouse hereby permitted shall be used principally for the display and sale of domestic furnishings and Do-it-yourself products (including garden and camping equipment) and for no other purpose within Class A1 of the schedule to the Town and Country Planning (Use Classes) Order 1987.

/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) To ensure a satisfactory development.**
- (4) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.**
- (5) To ensure the safe and free flow of traffic movement within the site.**
- (6) In the interests of highways safety.**
- (7) To maintain and enhance visual amenity.**
- (8) To maintain and enhance visual amenity.**
- (9) To safeguard the residential amenity of the area.**

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.

- (5) Adequate signs shall be displayed, to the satisfaction of the local planning authority, indicating traffic movements within the site.
- (6) The development shall not be brought into use until the proposed access has been constructed and the existing access has been closed and the footway/verge has been reinstated to the current specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.
- (7) The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.
- (8) All planting, seeding or turfing comprised in the scheme of landscaping hereby permitted, shall be carried out in the first planting and seeding seasons following the occupation of the building 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.
- (9) No goods vehicles shall be operated on the premises before 7 am. or after 9 pm. Mondays to Saturdays nor at any times on Sundays.

Dated 4th

day of July 1988

Signed

Chris Barker

Designation CHIEF PLANNING OFFICER