

Town Planning Ref. No. 4/1989/87

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To Autofarm Limited, London Road, Cow Roast, Tring, HP23 5RE

G.V. Bunyan, Esq., 14 Queens Road, Berkhamsted, Herts. HP4 3HU.

Erection of workshop extension including spray booth/oven at Autofarm Ltd., London Road, Cow Roast, Tring, Herts. HP23 5RE.

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 December 1987 and received with sufficient particulars on 30 December 1987 (amended 14 March 1988) 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 materials to be used externally upon the workshop extension building hereby permitted shall match both in colour and texture those on the existing building of which this development shall form a part.
(3) No works shall be started on the proposed 'spraying booth/oven' hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the said 'spraying booth/oven' hereby permitted shall be carried out in the materials so approved.

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 a satisfactory appearance.
- (3) To ensure a satisfactory appearance.
- (4) To maintain and enhance visual amenity.
- (5) To ensure that reasonable facilities are made available to record archaeological evidence.
- (6) To maintain and enhance visual amenity.
- (7) To ensure a satisfactory appearance.
- (8) In the interest of highway safety.
- (9) To safeguard the health and amenity of the occupants of nearby houses.

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.

- (4) All planting, seeding and turfing comprised in the landscaping details shown on Drawing No. TMB.5987 C.1 (Plan Ref. 4/1989/87) and referred to in Condition (6) hereof shall be carried out. 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.
- (5) The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds.
- (6) Notwithstanding the landscaping details shown on Drawing No. TMB 5987 C.1 (Plan Ref. 4/1989/87) no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping upon the north-eastern boundary of the site and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (7) The development hereby permitted shall not be occupied until the 1.8 m high ranch-style fencing shown on Drawing No. TMB.5987 C.1 (Plan Ref. 4/1989/87) shall have been erected and it shall be retained at all times thereafter.
- (8) No traffic shall gain entry to or exit from the site to the A41 along the route marked 'Exit only' on Drawing No. TMB 5987 C.1 in the north-western corner of the site.
- (9) Before the spray booth/oven development hereby permitted is commenced a scheme to limit the emission and effects of fume, gas and particulate discharges into the air shall be submitted to the local planning authority for approval. Such scheme as is approved shall be implemented prior to the permitted development being brought into use and the scheme shall be properly maintained in good working order thereafter.

Dated 17th March 1988

Signed



Designation Chief Planning Officer