

Town Planning

Ref. No. 4/2016/89

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To	March House Developments Ltd 42 Vandyke Road Leighton Buzzard Beds LU7 8HH	Woods Hardwick Ltd 17 Goldington Road Bedford MK40 3NH
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<p>..... Three storey building for offices on first and</p> <p>..... second floors and four shops on ground floor with</p> <p>at car park</p> <p>..... 112-118 High Street, Berkhamsted</p>

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 5.12.1989 and received with sufficient particulars on 11.12.1989 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 facing bricks and access drive/parking area 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) The development hereby permitted shall be roofed in natural slate or such other materials as may be agreed in writing with the local planning authority.
- (4) The windows to the development hereby permitted shall be of a double hung timber sash type and shall be constructed according to the details shown on plan no. 4/2016/89, drawing 12242/13B.
- (5) The external doors to the development hereby permitted shall be constructed from timber and shall be constructed according to the details shown on plan 4/2016/89, drawing 12242/13B.

Continued separate sheet/...

PLEASE TURN OVER

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 in this Conservation Area.
- (4) " " " " "
- (5) " " " " "
- (6) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (7) In the interests of visual amenity and to ensure a satisfactory appearance.
- (8) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (9) To ensure a satisfactory appearance in this Conservation Area during construction.
- (10) To safeguard privacy currently enjoyed by residents of adjacent dwellings.
- (11) To ensure that reasonable facilities are made available to record archaeological evidence.

XXX Dated..... XXXXX day of..... XX

XXXXX Signed.....

XXXXXXXXX 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.

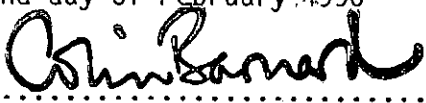
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

- (6) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning General Development Order 1988 (or any Orders revoking and re-enacting these Orders), the ground floor of the development hereby permitted shall be used only for purposes falling within Classes A1 and A2 of the Schedule to the 1987 Order and the first and second floors shall be used only for purposes falling within Classes A2 and B1(a) of the Schedule to the 1987 Order (or in any provisions equivalent to these Classes in any statutory instrument revoking and re-enacting the 1987 Order).
- (7) A shop window display shall be maintained at all times in the front (south-west facing) windows of each of the shop units.
- (8) The development hereby permitted shall not be occupied until the car parking layout as shown on plan 4/2016/89, drawing 12242/12B has been laid out and provided and this area shall not thereafter be used for any purpose other than the parking of cars.
- (9) Before development commences a scheme illustrating the provision of a hoarding to enclose the site from public view during construction shall be submitted to and approved by the local planning authority. Such scheme as is approved shall be erected prior to the commencement of development and shall be maintained until such development is complete.
- (10) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, there shall be no windows inserted in the west elevation of the development hereby permitted, except for those shown on plan 4/2016/89, drawing 12242/13C, and these windows as shown at first and second floor level shall be non-opening and fitted with opaque glazing and maintained as such at all times thereafter.
- (11) Advance notice of the start of site clearance and the excavation of groundworks shall be given to the local planning authority and access allowed at all reasonable times to the Hertfordshire Archaeological Trust or any other persons nominated by that authority to observe the works and record any archaeological material that may be exposed.

Dated 22nd day of February 1990

signed 

Chief Planning Officer