

Town Planning
Ref. No. 4/2105/88

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **Bacorum**

IN THE COUNTY OF HERTFORD

To **S Dell and Sons Ltd
Silverdale
Gossoms End
Berkhamsted**

**Brian Branwhite
Barclays Bank Chambers
65 High Street
Tring
Herts HP23 4AD**

FURNITURE DEPOSITORY
.....
at **LAND OFF STAG LANE, BERKHAMSTED**

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 **10 September 1988** and received with sufficient particulars on **17 September 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) Notwithstanding the details shown on Drawing No. 3154/1/D the parking and turning area shall be provided in accordance with Drawing No 3154/1/E and condition 3,4 and 5.
- (3) The building hereby permitted shall not be occupied until the crosshatched area shown on Drawing No. 3154/1/E shall have been defined on the site and shall not be used thereafter otherwise than for the purposes of the turning of vehicles without prior approval in writing of the local planning authority.
- (4) The building hereby permitted shall not be occupied until the 12 parking spaces shown on Drawing No. 3154/1/E shall have been defined on the site and shall be used thereafter otherwise than for the purposes of the parking without the prior approval in writing of the local planning authority.
- (5) The turning area referred to in Condition 3 shall be surfaced in black asphalt and the parking spaces referred to in condition 4 shall be formed by brick pavoids.

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) a. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
b. In the interests of highway safety.
c. To ensure that vehicles may enter and leave the site in forward gear.
d. For the avoidance of doubt.
- (3) a. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
b. In the interests of highway safety.
c. To ensure that vehicles may enter and leave the site in forward gear.
d. For the avoidance of doubt.
- (4) In the interests of highway safety.
To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) To define the areas available for the parking and turning of vehicles.
- (6) In the interests of highway safety.
To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (7) To prevent the parking of vehicles at the side and front of the site and to ensure there are adequate safeguards to protect the planting areas in the long term interests of the visual amenity of the area.

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

Cont'd.

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.

- (6) The areas at the front and the side of the building hereby permitted and coloured yellow on Drawing No. 3154/1/D shall at no time be used for either the parking of vehicles or open storage.
- (7) A 0.3m high dwarfwall should be erected and thereafter permanently retained around the perimeter of the building as shown by the green line on Drawing No. 3154/1/D.
- (8) All the planting shown on Drawing No. 3154/1/D with the exception of the two trees coloured purple shall be carried out with the first planting season following the occupation of the building 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 the 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) The development hereby permitted shall only be used for storage and distribution purposes under Class B8 of the Town and Country Planning (use Classes) Order 1987.
- (10) The ridge level of the building hereby permitted shall not project above the ridge level of the adjoining building shown on Drawing No. 3154/2/D.
- (11) Sight lines of 2.4 m x 3.5 m shall be provided in each direction from the access to the site from Stag Lane within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
- (12) Notwithstanding the details of cladding shown on Drawing No. 3154/2/D details of the materials to be used for the development hereby permitted shall be submitted to and approved in writing prior to the commencement of works and the said development shall be carried out in the approved materials.
- (13) The building and its associated curtilage shall not be used before 7.00 on weekdays and Saturdays and after 7.00 pm on weekdays and on Saturdays not any time on Sundays or Bank Holidays.

Dated 22 day of June 1990

Signed



Designation DIRECTOR OF PLANNING

Cont'd.. Reasons

- (8) In the interests of the visual amenity of the site which occupies a relatively prominent position within the street scene.
- (9) For the avoidance of doubt.
- (10) a. In the interests of the visual amenity of the site which occupies a relatively important position within the street scene.
b. For the avoidance of doubt.
- (11) In the interests of highway safety.
- (12) a. In the interests of the visual amenity of the site which occupies a relatively important position within the street scene.
b. For the avoidance of doubt.
- (13) To safeguard the residential amenity of the area.