

Town Planning 7/383-84
Ref. No.

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF BROXBOURNE
IN THE COUNTY OF HERTFORD

To
Homebase Limited,
Stamford House,
Stamford Street,
London, S.E.1.

.....Erection of a single storey retail store, with
open air garden centre and ancillary car
parking:
at Acorn Works, Sturlas Way, Waltham Cross.

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 dated12th April 1984..... and received with sufficient particulars on13th April 1984..... 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 of5..... years commencing on the date of this notice.

See attached schedule

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.

See attached schedule

Dated.....22nd.....day of.....May.....1984.....

Signed.....

Designation.....Director of Technical
Services.....

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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2. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisement) Regulations 1969 no advertisements or signs shall be displayed on the site without the prior consent of the Local Planning Authority.

Reason - (a) In the interest of the appearance and character of the area.
(b) In the interest of highway safety.

3. A turning area shall be provided for service vehicles within the site and made available for that purpose at all times.

Reason - So that service vehicles may enter and leave the site in forward gear.

4. Details of the pedestrian accesses to and exits from the site shall be submitted to and approved by the Local Planning Authority and completed to their satisfaction before any part of the development hereby approved is first brought into use.

Reason - To ensure a satisfactory pedestrian access to the site.

5. The proposed development shall be carried out and completed in accordance with the proposals set out in the application and any plan or drawing submitted therewith before the building is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason - To ensure the proposed development will be carried out as approved, and to avoid any detriment to amenity by reason of works remaining uncompleted.

6. That samples/details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before any part of the development commences.

Reason - To enable the Local Planning Authority to consider the details of the materials to be used for the development.

7. That details/samples of all surfacing materials to be used shall be submitted to and approved by the Local Planning Authority before development commences.

Reason - To secure a satisfactory appearance.

8. That details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved by the Local Planning Authority before any part of the development hereby approved is commenced; such approved means of enclosure to be erected to the satisfaction of the Local Planning Authority before any of the building hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason - To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties.

9. That plans of the site showing the existing and proposed ground levels and levels of thresholds of all proposed buildings shall be submitted to and approved by the Local Planning Authority before any part of the development hereby approved is commenced.

Reason - To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways, having regard to amenity, access, highway and drainage requirements.

Cont.

10. The land indicated on the drawings for the parking and turning of vehicles shall not be used for any other purpose, and shall be kept available for these purposes to the satisfaction of the Local Planning Authority unless the Local Planning Authority otherwise agrees in writing.

Reason - To ensure adequate provision of off-street parking and turning space, in the interests of road safety and the appearance and character of the area.

11. No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be kept in the open on the site other than in the area defined as garden centre on drawing no. 1453/18C unless the Local Planning Authority otherwise agrees in writing.

Reason - To ensure satisfactory planning of the site.

12. No tank rooms, plant or other structures shall be erected above the main roof of the building unless the Local Planning Authority otherwise agrees in writing.

Reason - To ensure that the appearance of the premises is satisfactory and to safeguard the character of the immediate area.

13. A landscaping scheme shall be submitted to and approved by the Local Planning Authority before any work on the development commences, such approved scheme to be carried out and completed within 1 year of the commencement of the development or such longer period as may be agreed in writing by the Local Planning Authority.

Reason - To enhance the general appearance of the development.

14. The landscaping scheme submitted in compliance with the requirements of Condition 13 above shall comprise a contoured plan to a minimum scale of 1:500 showing the existing features to be retained, new features proposed and the treatment thereof. The features to be shown shall include:-

- (i) All trees, shrubs, hedges or other planting, including grassed areas.
- (ii) In relation to all trees, the position of trunks or stems, and the spread is to be shown to scale and the species indicated.
- (iii) The measures to be taken to protect existing trees, shrubs and hedges on the site.
- (iv) Public footways, steps, slopes and any paved areas.
- (v) Any earthworks, embankments and walls.

Reason - To enhance the general appearance of the development.

15. In the event of the death or destruction of any tree shrub or hedge to which Condition 13 above relates, within 5 years of occupation, due to felling, cutting down, uprooting or in any other manner then unless the Local Planning Authority have dispensed in writing with this requirement there shall be replanted in its place, within such period and of such size and species as shall have been approved by the Local Planning Authority, another tree, shrub or hedge.

Reason - To enhance the general appearance of the development.

16. No tree, shrub or hedge on the site shall be lopped, topped, felled or otherwise interfered with without the agreement in writing of the Local Planning Authority.

Reason - To assimilate the development into the landscape and to safeguard the appearance and character of the area.

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17. The land outlined in blue shown on drawing 1453/18G shall only be used for ancillary parking for a limited period expiring on or before 1st June 1989, when the use hereby permitted shall be discontinued and any buildings or works carried out under this permission (within the area edged blue) shall be removed and the land reinstated, unless in the meantime a further application has been submitted to and approved by the Local Planning Authority.

Reason - To safeguard the land required for the Cheshunt Link Road.

18. The premises shall be used for the storage, wholesale and retail, of articles for home decoration, maintenance and improvement, garden goods and equipment, and self-assembly furniture and for no other purpose including any other purpose in Class I of the Schedule to the Town & Country Planning (Use Classes) Order 1972.

Reason - To enable the Local Planning Authority to retain control over the use of the site.

19. Deliveries to and refuse collection from the premises shall be limited to the hours of 7.30 a.m. to 6.30 p.m., Mondays to Saturdays, and there shall be no deliveries or refuse collection at any time on Sundays and Bank or Statutory Holidays.

Reason - In the interest of the amenities of adjoining residents.

20. Details of all lighting and floodlighting of the site including the car parking areas shall be submitted to and approved by the Local Planning Authority, before they are installed.

Reason - To safeguard the amenities of adjoining residential properties.

21. Details of the sprinkler storage tank shall be submitted to and approved by the Local Planning Authority before the tank is installed.

Reason - To safeguard the overall planning of the site.

22. The height of storage within the open garden centre as shown on drawing 1453/18G shall not exceed 3 metres in height.

Reason - To safeguard the amenities of adjoining residential properties.

23. The surface water discharge from this site shall not be prejudicial to the existing sewerage system. Details of outlet points, off-site works and discharge flows shall be submitted to and approved by the drainage authority prior to the development commencing.

Reason - In order to enable the site to be drained in a satisfactory manner.