			Ref. No	ning 4/0033/86
TOWN &	COUNTRY PLANNING ACTS, 1971 and	1972	Other Ref. No	
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THE DIS	STRICT COUNCIL OF	ACORUM		
IN THE	COUNTY OF HERTFORD			
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Το	Bride Hall Group Ltd., 56 Grosvenor Street, London Wl		The ECD Part 11 - 15 Emer London WC1	tnership, rald Street,
<u> </u>				, , , , , , , , , , , , , , , , , , ,
	to condition No 5 of 4/1149/85.			
at	Maylands Avenue/Cleveland Road.	Hemel H	em pate ad	description and location of proposed development.
peing in fo	irsuance of their powers under the above-mentione orce thereunder, the Council hereby permit the c	ievelopmer	nt proposed by y	
	d with sufficient particulars on			
and shown	on the plan(s) accompanying such application, sub	ject to the	following conditi	ions:
(1)	The development to which this permission rela commencing on the date of this notice.	tes shall b	e begun within a	period of years
(2)	No work shall be started on the details of materials to be used to and approved by the local plathereby permitted shall be carried	externa nning a	lly shall hauthority and	ave been submitted d the development
(3)	No development shall take place and approved by the local planni which shall include indications retained.	ng auth	ority a sch	eme of landscaping

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 satisfactory appearance.
- (3) In the interest of amenity.
- (4) In the interest of amenity.
- (5) For the avoidance of doubt and because servicing facilities are not considered suitable for "traditional" industry.
- (6) In the interests of Highway Safety.
- (7) To ensure the proper development of the site.
- (8) In the interests of amenity.
- (9) To ensure safe access to and from the development.

Dated	day of	10
Dated	Signed	·

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

(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 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 sconer, 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 other or similar size and species, unless the local planning authority gives written consent to any variation.
- (5) The buildings hereby permitted shall be used only for "high technology" industrial uses, which for the purpose of this application shall include computer manufacture, development and testing; instrumentation manufacture, development and testing; research and development and laboratory use; electronics manufacture and assembly; electronics development and testing: pharmaceuticals manufacture, development and testing; being uses within the meaning of Class III of the Town and Country Planning Use Classes Orders 1972-1983 and/or for data processing and/or computer programming and development and for no other purposes without the prior permission in writing of the Local Planning Authority. No more than 50% of the usable floor space in each building within the permitted development shall be used for office purposes, and the office and warehouse floor space in each building shall be used solely ancillary to the other floor space in the same building.
- (6) Development shall not be begun until details of the junctions and crossovers between the proposed access roads and the highway have been approved by the local highway authority, and the buildings shall not be occupied until those junctions have been constructed in accordance with the approved details.
- (7) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan 4/1149/85 (Drawing No. 176/04) shall have been provided and they shall be maintained at all times thereafter.
- (8) The development shall not be begun until details of the surfacing materials of the vehicles parking and circulation spaces shall have been submitted to and approved by the local planning authority.
- (9) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Dated:

6th February 1986

Signed

Designation Chief Planning Officer