

Town Planning Ref. No. 4/0058/78

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To Jarvis (Harpenden) Limited, Jarvis House, 212 Station Road, HARPENDEN, Herts.

Messrs. Melvin, Lansley & Mark, 113, High Street, BERKHAMSTED, Herts.

One Industrial Unit and One Warehouse with Car Parking Facilities at Land off Northbridge Road, 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 23rd January, 1978 and received with sufficient particulars on 23rd January, 1978 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 until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the local planning authority.
(3) For a period of ten years from the date of this permission that part of the building shown on the submitted drawings 338/10 and 338/11 to be occupied by Protocol Engineering shall be occupied only by this company or by such other firm or company occupying on 1 January 1976 a building within the County of Hertfordshire which is used as a general or light industrial building within the meaning of those terms in the Town and Country Planning (Use Classes) Order 1972, who shall have received the prior approval of the Local Planning Authorities.

For Condition 4 See attached sheet

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 and enhance visual amenity.
- (3) To ensure that the building is not occupied otherwise than in compliance with Policy 4 of the Submitted County Structure Plan Written Statement which seeks to restrict the growth of industry to some expansion of existing Hertfordshire firms which the Local Planning Authorities are satisfied need to remain within Hertfordshire.
- (4) To ensure that the building is not occupied otherwise than in compliance with Policies 1, 3 and 8 of the submitted County Structure Plan Written Statement.

Dated..... 16th ..... day of..... February ..... 19..... 78

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, Whitehall, 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. For a period of ten years from the date of this permission that part of the building shown on the submitted drawings 320/10 and 358/11 to be occupied by linen finishing shall be occupied only by this company or by such other firm or company engaged in warehousing within the meaning of Class 1 of the Town and Country Planning (Use Classes) Order 1972 who are certified in writing by the local Planning Authority as being either necessarily sited within or who substantially provide a service to the County of Hertfordshire and who, in either case, would not give rise to any significant increase in employment within the area.

