

Town Planning Ref. No. 4/0145/80

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To The Commission for the New Towns, Messrs. Fuller Hall & Foulsham, Swan Court, 53 Marlowes, Waterhouse Street, HEMEL HEMPSTEAD, HEMEL HEMPSTEAD, Herts. Herts.

Erection of 3-storey building for Doctors' Surgery and Offices (Scheme III)
at Land at Park Lane/Albion Hill/Wolsey Road, Hemel Hempstead.

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 30th January 1980 and received with sufficient particulars on 31st January 1980 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 materials to be used externally shall have been submitted to, and approved by, the Local Planning Authority and the development hereby permitted shall be constructed in the materials as so approved.
(3) 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. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
(4) For a period of 10 years from the date of this permission, the office accommodation hereby permitted shall be occupied only by Model and Allied Publications Ltd., or by such other person, firm, company or other organisation, who substantially serve the local community in Hertfordshire, or who, in the case of a new activity, need to be located in the County in the national or regional interest, or who

Conditions continued

are essential to industrial processes carried on by firms in the County where the activity cannot reasonably be located outside Hertfordshire who are certified in writing by the local planning authority as being appropriately located within the area in accordance with these criteria and who would not give rise to any significant increase in employment within the area such as to prejudice the objectives set out in Policy Nos. 1, 3, 6 and 6A of the Approved County Structure Plan (1979).

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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) To maintain and enhance visual amenity.
- (4) In order to safeguard and maintain the strategic policies of the local planning authority as expressed in the Approved County Structure Plan (1979).
- (5) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (6) & (7) To ensure proper development and in the interests of road safety.

Dated..... 20th day of..... March 19⁸⁰.....

Signed..... 

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

NOTE

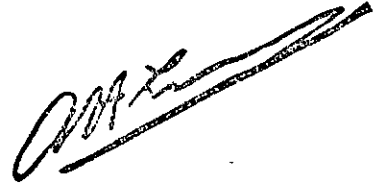
(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(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.

- (5) The development hereby permitted shall not be occupied until arrangements for vehicle parking, circulation and manoeuvring space shown on plan 4/0145/80 shall have been provided and they shall be maintained at all times thereafter.
- (6) Sight lines 4.5m. x 60m. shall be provided at the junctions of Park Lane/Albion Hill and Wolsey Road/Albion Hill within which there shall be no obstruction more than 1m. above adjacent carriage-way level.
- (7) The development hereby permitted shall not be occupied until the footways indicated on plan 4/0145/80 shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

A handwritten signature in black ink, appearing to be 'A. J. R.', written over a horizontal line.

TOWN PLANNING REGISTER SHEET

ADDRESS/LOCATION OF SITE: Junction Albion Hill/Wolsey Road/Park Lane HEMEL HEMPSTEAD	TOWN PLANNING REF. NO: 4/0145/80	
	LOCAL AUTH. BLD. REGN. OR OTHER REF. NO:	
	DATE OF COMMENCEMENT OF STATUTORY PERIOD: 31.1.80	
LOCAL AUTHORITY NAME: Dacorum District Council	DATE OF EXPIRY OF STATUTORY PERIOD: 26.2.80	
PARISH NAME: Hemel Hempstead	DATE OF DECISION: 20 MAR 1980	
DESCRIPTION OF PROPOSED DEVELOPMENT 3 storey building for offices and doctors surgeries	DECISION: CONDITIONAL PERMISSION	
	DIRECTIONS Dept. of Env't. County Plan. Auth. County High. Auth.	
	DATE OF APPEAL DECISION:	
	APPEAL DECISION:	
NAME AND ADDRESS OF APPLICANT: The Commission for the New Towns Swan Court Waterhouse Street HEMEL HEMPSTEAD	O.S. SHEET NO: 714	NAT. GRID REF. TLO567006730
	ROAD CLASS: NPII	
	PREVIOUS APPLICATIONS ON SAME SITE: 158/79	
NAME AND ADDRESS OF AGENT: Fuller Hall & Foulsham 53 Marlowes HEMEL HEMPSTEAD		
RD		