

Town Planning  
Ref. No. 4/0513/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other  
Ref. No.

THE DISTRICT COUNCIL OF ..... DACORUM .....  
IN THE COUNTY OF HERTFORD

To Pengap Industrial Developments Ltd Design Group for Industry  
63 London Road Talisman House  
St Albans Talisman Square  
Kenilworth

..... Warehouse, ancillary offices, car parking and .....  
..... service areas (amended scheme) .....  
at Pennine Way, 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 25th April 1985 and received with sufficient particulars on 29th April 1985 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) The external walls and roof of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.
- (3) 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 carried out in the materials as so approved.

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 interests of amenity.
- (4) To safeguard the strategic policies of the local planning authority.
- (5) To ensure proper development of the site.
- (6) To ensure that adequate safeguards can be maintained in respect of possible contamination.
- (7) To ensure that adequate access arrangements are provided for the proposed development.

Dated.....25th.....day of.....June.....19 85

Signed.....

Designation **CHIEF PLANNING OFFICER**

**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.

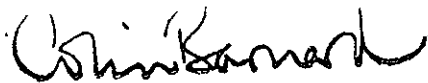
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

CONDITIONS (CONT'D)

- (4) The warehouse building hereby permitted shall be used for wholesale storage only (as set out in Class X of the Schedule to the Town and Country Planning (Use Classes Order 1972) and shall not be used on a "cash and carry" basis or for retailing to the general public.
- (5) The development hereby permitted shall not be occupied until the arrangement for vehicle parking, circulation (loading and unloading) shown on plan no 1314A-1 shall have been provided, and they shall be maintained at all times thereafter.
- (6) Prior to work commencing on the development hereby permitted a survey of the site shall be carried out to indicate, to the satisfaction of the local planning authority, the presence or otherwise of heavy metals or other toxic substances in the soil.
- (7) The development hereby permitted shall not be occupied until the access road and ancillary works permitted by virtue of planning permission no 4/0468/85 shall have been constructed to the satisfaction of the local planning authority.



Signed \_\_\_\_\_

Dated 25th June 1985

CHIEF PLANNING OFFICER