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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No.	4/0163/86
Other Ref. No.	

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

<p>To Shaw & Kilburn Ltd., Two Waters, Hemel Hempstead Herts</p>	<p>Lardi Cox & Partners, 1 The Old School House, George Street, Hemel Hempstead, Herts</p>
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<p>..... Detached single storey building</p> <p>.....</p> <p>at Shaw & Kilburn Ltd., Two Waters, Hemel Hempstead.</p> <p>.....</p>

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 ~~4th February 1986~~ and received with sufficient particulars on ~~6th February 1986~~ 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 materials used externally shall match both in colour and texture those on the main building within the same curtilage.~~

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

Dated.....13th.....day of.....March.....19.....86

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.

- (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 sooner; 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 others of similar size and species, unless the local planning authority gives written consent to any variation.
- (5) The buildings hereby permitted shall be used primarily for light industrial purposes and the office floorspace contained therein shall be used solely in connection with the primary use of the site and for no other purpose within Class II of the Town and Country Planning (Use Classes) Order 1972, (Or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
- (6) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of boundary treatment. The approved scheme shall be implemented prior to occupation of the buildings hereby permitted.
- (7) Development shall not be begun until details of the junctions and crossovers between the proposed service road 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.
- (8) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan No 4/0164/86 (Drawing No 0203/120 Rev B) shall have been provided and they shall be maintained at all times thereafter.

Signed



Dated 12th March 1986

CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACT 1971

DACORUM DISTRICT COUNCIL

To:

Four light industrial units and
car parking
ex Post-Echo site, Mark Road Hemel
Hempstead
Landscape scheme pursuant to condition
of planning permission ref no 4/0134/86

Brief
description
and location
of proposed
development

No 3

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0164/86


granted on 12 March 1986 at the above-mentioned location in accordance with the details submitted by you, with your application dated 31st July 1986 and amended by letter dated 3rd November 1986.

Dated

day of

19

Signed



Designation

Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.