

Town Planning
Ref. No. 4/0211/86

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Spectra-Physics Limited
17 Brick Knoll Park
Ashley Road
St Albans

Briffa Phillips
19/21 Holywell Hill
St Albans

High Technology industrial building and associated
car parking
at Boundary Way (Rear of 3 Maxted 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 14 February 1986 and received with sufficient particulars on 18 February 1986 (Amended 3.4.86) 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 carried out in the materials as so approved.
- (3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping. 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 building 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.

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) For the avoidance of doubt and to safeguard the Council's policies.
- (5) As for (4) above.
- (6) To ensure proper development of the site.
- (7) As for (6) above.
- (8) To ensure safe access to and from the development.
- (9) As for (8) above.
- (10) To ensure satisfactory access to be made to the site.
- (11) For the avoidance of doubt.

Dated..... day of..... 19.....

Signed.....

Designation

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) The building hereby permitted shall only be used primarily for light industrial purposes within the meaning of Class III of the Town and Country Planning (Use Classes) Order 1972, or in any provision equivalent to that Class or in any statutory instrument revoking and re-enacting that Order, without the prior written permission of the local planning authority.
- (5) No more than 50% of the useable floor space of the building hereby permitted shall at any time be used for office purposes. The office and storage floor space shall not be used otherwise than for purposes ancillary to the primary use of the building as defined in condition (4) of this permission.
- (6) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan No 4/0211/86 (Drawing No 456/22/b) shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (7) The development hereby permitted shall not be begun until details of the surfacing materials of the vehicle parking and circulation spaces shall have been submitted to and approved by the local planning authority.
- (8) The vehicular accesses onto Boundary Way shall include the provision of sight lines 4.5 m x 35 m within which there shall be no obstruction more than 600 mm above carriageway level.
- (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.
- (10) The development hereby permitted shall not be commenced until Boundary Way shall have been extended from the north as far as the southern access to the application site.
- (11) This permission shall not extend to the area outlined in blue on plan no 4/0211/86

SIGNED



Dated 3 day of April 1986

CHIEF PLANNING OFFICER