

Town Planning
Ref. No. 4/0437/89

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

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

To	Mowat Group plc	The PRC Partnership Ltd
	Corner House	Claremont House
	6/8 The Wash	22-24 Claremont Road
	Hertford	Surbiton Surrey

..... Redevelopment to erect three storey office building and car parking at ... Ex Base Metals Ltd, Maylands Avenue/Duxons Turn Hemel Hempstead	Brief description and location of proposed development.
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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 28 February 1989 and received with sufficient particulars on 6 March 1989 (amended 25.5.89) 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 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 which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) In the interests of highways safety.
- (8) In the interests of highways safety.
- (9) To ensure proper drainage of the site.
- (10) To ensure a satisfactory development.
- (11) To ensure an adequate standard of sound attenuation.

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) 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 5 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, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (5) The developer shall construct any alterations to the existing crossovers 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 points have been so constructed.
- (6) The development permitted shall not be brought into use until any redundant sections of the existing accesses have been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- (7) Sight lines of 2.4 m x 35 m shall be provided in each direction at both access points within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
- (8) The kerb radii of both access points shall be 6 m and shall include a pram/wheelchair crossing.
- (9) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.
- (10) The curtilage of the premises shall not be used otherwise than for the parking or manoeuvring of vehicles, and no goods, materials or refuse shall be stored or processed outside the limits of the buildings.
- (11) All plant and equipment (including air conditioning) which may be installed in association with the building, and which may be operated within the hours of 1900 and 0800 Monday to Saturday inclusive, or at any time on Sunday, shall be designed, screened and operated that sound arising from it falls within Noise Rating Curve NR37 at all points 3m above ground level above the roadway of The Coppins, Wood Lane End.

Signed



Dated 11 May 1989

CHIEF PLANNING OFFICER