

Town Planning

Ref. No. 4/0585/81

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Jarvis(Harpenden) Ltd.,  
212 Station Road,  
HARPENDEN,  
Herts.

Messrs. Mark Jennings Partnership,  
Clare Lodge,  
Hollybush Lane,  
HARPENDEN,  
Herts.

Three light industrial factory units with offices

at Gas works site, Billet Lane, Berkhamsted.

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 March, 1981, and received with sufficient particulars on 31st March, 1981, 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 until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the local planning authority. In particular, the scheme shall make provision for the treatment of the land adjoining the boundary with the Grand Union Canal and for the eastern end of the site, and 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.
- (3) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (4) 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.

Conditions continued on separate sheet/....

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 maintain and enhance visual amenity.
- (3) In the interests of visual amenity.
- (4) To ensure satisfactory appearance.
- (5) & (6) & (7) To ensure proper development and in the interests of road safety.
- (8) To ensure the proper development and use of the site.
- (9) & (13) To ensure the proper use of the site and avoid obstruction on adjacent highways.
- (10) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the Approved County Structure Plan (1979).
- (11) To protect the general amenities of the area and because of the restricted site area.
- (12) To ensure satisfactory appearance and amenity of the area.
- (14) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (15) To avoid the creation of a separate office use and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the Approved County Structure Plan (1979).

Dated..... 30th , ..... day of..... July, ..... 81. 19.....

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.

Jarvis (Harpenden) Ltd.,  
212 Station Road,  
HARPENDEN.

Conditions continued ....

- (5) The access shall include the provision of sight lines as detailed on drawing No. 5705/10 with minimum kerb radii of 10.5 m. within which there shall be no obstruction more than 1 m. above carriageway level.
- (6) The development hereby permitted shall not be occupied until the sight lines referred to in condition 5 shall have been provided and they shall be so maintained at all times thereafter.
- (7) That part of the existing parapet railings of the canal bridge within the sight lines referred to in condition 5 hereof shall be realigned clear of the sight lines before any other part of the development hereby permitted is commenced.
- (8) The development hereby permitted shall not be occupied until the roadway, access and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority and they shall be kept clear and available for proper use at all times.
- (9) The development hereby permitted shall not be occupied until the arrangements for parking, circulation, loading and unloading shown on drawing No. 5705/6C shall have been provided and they shall be maintained for these purposes at all times thereafter.
- (10) For a period of ten years from the date of this permission, the industrial and warehouse floorspace to which this permission relates shall be occupied only by Word (UK) Limited (in Units One and Two) and Abacus Press (in Unit Three), or such other person, firm, company or organisation who require premises in order to carry out their existing Hertfordshire based activity or who, in the case of a new activity need to be located within the area in the national or regional interest and who are certified in writing by the local planning authority as complying with either of these criteria or otherwise being an exceptional case within the terms of their adopted industrial and employment policies and who in either case would not give rise to any significant increase in employment within the area such as to prejudice the objectives set out in Policy Numbers 1, 3 and 4 of the approved County Structure Plan (1979).
- (11) The development hereby permitted shall not be used otherwise than for purposes within Class III or Class X as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1972 or any amendments thereto, and any use within Class X shall be limited to wholesale storage and shall not include any form of retailing to the general public.
- (12) No goods, materials or refuse shall be stored or processed outside the limits of the buildings hereby permitted and the curtilage shall be kept in a clean and tidy condition to the satisfaction of the local planning authority.
- (13) All parking, manoeuvring, loading and unloading of vehicles visiting the site shall take place within the curtilage.
- (14) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to any of the buildings hereby permitted without the express written permission of the local planning authority.
- (15) The offices hereby permitted shall be used only in association with the remainder of the development within the same curtilage.

Dated 30th day of July, 1981.

Signed.....

Designation Chief Planning Officer  
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