

Town Planning

Ref. No. .... 4/0608/84. ....

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

Other

Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To M W Hardy & Co Limited  
Hardy House  
North Bridge Road  
Berkhamsted

Fuller Peiser  
Thavies Inn House  
3/4 Holburn Circus  
London EC1N 2HL

.... Redevelopment - Industrial/Warehouse/Office .....

at ... Chemical Works, North Bridge Road, 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 ..... and received with sufficient particulars on ..... 17th April 1984 ..... 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, including existing trees, for the site shall have been submitted to, and approved by, the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be 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.

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 proper use of the site and avoid obstruction of adjacent highways.
- (5) 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 County Structure Plan.
- (6) To ensure satisfactory appearance and the amenity of the area.
- (7) To ensure proper use of the development and to protect the general amenities of the area.
- (8) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan 1984.
- (9) To ensure satisfactory appearance and the amenity of the area.
- (10) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.

Dated.....28th.....day of.....June.....1984.....

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) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on drawing number 5015/6 shall have been provided and they shall be maintained at all times thereafter.
- (5) The office floorspace on the frontage to Northbridge Road shall be used only in association with the remainder of the development hereby permitted.
- (6) 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.

- (7) The industrial and warehouse floorspace hereby permitted shall not be used otherwise than in accordance with the uses set out in the table below, the classes there referred to being those classes as set out in the Schedule to and defined in the Town and Country Planning (Use Classes) Orders 1972 and 1983:

<u>Building Unit</u>	<u>Use</u>
Unit 1 (as shown on drawing number 5015/6).	Any use within Class III, Class IV and Class X, or use for the distilling, refining or blending of oils (other than petroleum or petroleum products) but not for any other use within Class VIII.
Unit 2 (as shown on drawing number 5015/6).	Any use within Class III, Class IV or Class X.

- (8) For a period of not less than 10 years from the date of this permission the units hereby permitted shall not be occupied for the purposes of any use within Class X of the Town and Country Planning (Use Classes) Orders 1972 and 1983 except by a person, firm, company or organisation which operates a local distribution centre serving only the local community or a regional warehouse which needs to be located within the area in the regional interest, and which would not give rise to any significant increase in employment within the District, so as to prejudice the objectives set out in policies 1, 3 and 8 of the Approved County Structure Plan 1979 or Policies 43, 44, 45, 58 and 59 of the Adopted Dacorum District Plan 1984.
- (9) 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.
- (10) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the local planning authority.
- (11) All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable occupation of the development hereby permitted.

(see over)

- (12) Between the hours of 07.30 and 18.00 on Mondays to Fridays inclusive, noise from operations conducted on the premises shall not exceed 51 dB(a) as measured on the Canal boundary over any 15 minute period and expressed as 15 minute equivalent continuous sound pressure level (LEQ 15 min.) At any other time, noise from operations conducted on the premises measured and expressed in a similar way shall not exceed 40 dB(A) LEQ 15 min.

REASONS CONTINUED

- (11) For the avoidance of doubt and to ensure the proper development of the site.
- (12) In the interests of the general amenity of the area and for the occupiers of nearby dwellings.

DATED 28th day of June

1984

SIGNED .....



DESIGNATION CHIEF PLANNING OFFICE .....