

Town Planning  
Ref. No. 4/0639/85

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

Other  
Ref. No.

AJP

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Britel Developments Ltd  
Equitable House  
48 King William Street  
London EC4R 9SD

Damond Lock, Grabowski & Partners  
12 Sutton Row  
London W1V 6AB

.....High Technology Building.....  
.....  
at .....Wood Lane End/Maylands Avenue, 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 .....17th May 1985..... and received with sufficient particulars on.....10th May 1985 (amended 15th and 22nd July 1985)..... 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 development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation (loading and unloading) shown on plan no. 4/0639/85 drawing no 1264/D/A341/02 shall have been provided and they shall thereafter be maintained at all times.
- (3) The access to Maylands Avenue shall include the provision of sight lines 4.5 m x 70 m with minimum kerb radii of 10.5 m, and the access to Wood Lane End shall include the provision of sight lines 4.5 m x 70 m within which there shall be no obstruction to visibility between 600 mm and 2 m above the carriageway level.
- (4) The development hereby permitted shall not be occupied until the sight lines referred to in condition 3 shall have been provided and they shall be so maintained at all times thereafter.

See attached 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 ensure proper use of the site and avoid obstruction on adjacent highways.
- (3) To ensure proper development and in the interests of road safety.
- (4) To ensure proper development and in the interests of road safety.
- (5) For the avoidance of doubt and to safeguard the strategic policies of the local planning authority.
- (6) In the interests of amenity.
- (7) Any extension of the proposal hereby [permitted] would result in over development of this site to the detriment of general and visual amenity.
- (8) To maintain and enhance visual amenity.
- (9) To ensure the proper development and use of the site.
- (10) To ensure proper development and in the interests of road safety.

Dated.....24th.....day of.....July.....19...85

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.

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- (5) The building hereby permitted shall be used primarily for industrial purposes and the office floorspace contained therein shall be used solely in connection with the primary industrial use of the site and for no other purpose within Class II of the Town and County Planning (Use Classes) Order 1972.
- (6) No goods, materials or refuse shall be stored or processed outside the limits of the buildings hereby permitted.
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1983, 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.
- (8) The building hereby permitted shall not be occupied until a comprehensive scheme of landscaping, including existing trees and hedges, 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.
- (9) The building hereby permitted shall not be occupied until the improvements to the Wood Lane End access as shown on plan number 4/0639/85 drawing number 1264/(A341)/06 shall have been laid out and substantially constructed to the satisfaction of the local planning authority and the access shall be kept clear and available for proper use at all times.
- (10) The building hereby permitted shall not be occupied until a scheme for the display of signs directing vehicles to enter the site at the north eastern crossing only and leave at the south western crossing only shall be agreed with the local planning authority. Such signs shall be displayed at all times after the first occupation of any part of the development hereby permitted.

Dated 24th

day of July

1985

Signed .....



Designation ..... Chief Planning Officer .....