

Town Planning

Ref. No. 4/0642/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Granwood Holdings
Stubben Edge Hall
Ashover
Chesterfield

Lister Drew & Associates
Springfield House
23 Oatlands Drive
Weybridge
Surrey

..... Industrial/High Tech Development

.....

at Kimbell Construction, Wood Lane, 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 28th May 1985 and received with sufficient particulars on 28th May 1985 (Amended 30th May 1985 and 7th August 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) 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) Before the buildings hereby permitted are occupied, the car parking spaces and circulation areas indicated on plan no. 4/0642/85 (drawing no. 2548/2 Rev.C) shall be provided and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (4) The development 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 Country Planning (Use Classes) Order 1972.

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

Dated.....8th.....day of.....August.....19.....85

Signed.....*Chris Barker*.....
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) No goods or materials shall be stored or processed outside the limits of the buildings hereby permitted.
- (6) 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.
- (7) 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.
- (8) The development hereby permitted shall not be occupied until details of the 'bin store' shall have been submitted to and approved by the local planning authority. The bin store shall be constructed in accordance with the details as so approved prior to the occupation of the building.
- (9) 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.

Dated 8th day of August 19 85....

Signed 

Designation CHIEF PLANNING OFFICER