

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF _____ DACORUM

IN THE COUNTY OF HERTFORD

To Schroff UK Ltd
Unit 1 Maylands Avenue
Hemel HempsteadFuller Hall & Foulsham
(Hemel Hempstead)
81a Marlowes
Hemel Hempstead

1973 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Two storey extension to factory (Outline)

at Schroff (UK) Ltd

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1974-81, the development proposed by you in your outline application dated 17.5.85 and received with sufficient particulars on 30.5.85 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of 5 years, commencing on the date of this notice.
 - (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
- 3 A minimum of 65 car parking spaces shall be available at all times to service the requirements of the development.

cont'd./

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Orders 1977-81.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure that car parking is available for staff and visitors.
4. To safeguard pedestrian and vehicular safety and to retain car parking and circulation areas for the purposes designated.
5. In the interests of the amenities enjoyed by adjacent residential property.
6. In the interests of the amenities enjoyed by adjacent residential property.
7. In the interests of the amenities ~~enjoyed~~ ^{enjoyed} by adjacent residential property.

Dated 15th day of August 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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

Plan No. 4/0658/85

Conditions (cont'd.)

- (4) No outside storage shall take place on the car parking areas or within the loading and unloading area.
- (5) Details of all ventilation openings, flues and points of discharge of air, gases, fumes or dust in the building hereby permitted shall be submitted to and approved by the local planning authority prior to commencement of work on the site.
- (6) Proposals for the pre-treatment of air, gases, fumes or dust that may be emitted from the building hereby permitted shall be submitted to and approved by the local planning authority prior to occupation.
- (7) Between the hours of 7 a.m. and 7 p.m. on Mondays to Fridays and 7 a.m. to 1 p.m. on Saturdays noise from operations conducted on the premises shall not exceed 57 dBA as measured on the Western boundary of the site over any 15 minute period, and expressed Leq 15 min. At any other time noise from operations conducted on the premises and measured, and expressed in a similar way, shall not exceed 46 dBA Leq 15 min.

Dated

15th

day of

August

1985

Signed



Designation CHIEF PLANNING OFFICER