

Town Planning

Ref. No. 4/0697/86

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM BOROUGH COUNCIL

IN THE COUNTY OF HERTFORD

To Crosfield Electronics
 Three Cherry Trees Lane
 Hemel Hempstead

..... High Technology Building with ancillary parking.....
 Continuation of use without compliance with existing
 Condition 4.
 at 13 Maxted Road, 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 15.5.86 and received with sufficient particulars on 19.5.86 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 development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include details of planting and surface treatment.
- (3) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development died, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other or similar size and species, unless the local planning authority gives written consent to any variation.

cont.....

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&3) In the interests of amenity.

(4) To safeguard the strategic policies of the local planning authority.

(5) To ensure the proper development of the site.

Dated.....**4th**.....day of.....**June**.....19**86**

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.

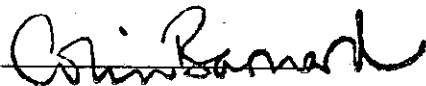
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

Planning Number 4/0697/86.

- (4) The buildings hereby permitted shall be used for industrial research and development with associated offices and storage. The industrial research and development uses in this context shall include, inter alia, production processes, micro-electronics, computer use and data processing, specialist instrumentation marketing and sales support, customer support services including maintenance and repair. Any office and warehouse floor space contained within the buildings shall be used solely in connection with the primary uses enumerated and for no other purposes, including any other purposes within Class II or X of the Schedule of the Town & Country Planning (Uses Classes) Order 1972.
- (5) Before the building hereby permitted is occupied the car parking spaces indicated on Plan No 4/0697/86 shall be provided and they shall be maintained at all times thereafter.

Date 4 June 1986

Signed



Designation CHIEF PLANNING OFFICER