

Town Planning
Ref. No. 4/0775/85

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To The Silicate Co Ltd.,
Hubbards Mill,
West Drayton Road,
Hillingdon

Services Engineering Partnership,
Piccards House,
Bridge Street,
Guildford, Surrey.

Industrial/warehouse building and ancillary car
parking
at Silicate Company, Adeyfield Road, Hemel Hempstead,
Herts.

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 19th June 1985 and received with sufficient particulars on 20th June 1985 (amended 30th September 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 be carried out in London Brick Company 'Regency' facing bricks and plastic coated profiled sheeting for roof and cladding - colour Vandyke Brown (08B29).
- (3) The development hereby permitted shall be restricted to use for the wholesale distribution of horticultural and agricultural products only and/or use for light industrial processes only as defined in the Town and Country Planning (Use Classes) Orders 1972-1983 (or any amendments thereto) and for no other purposes whatsoever, including any other purposes within Class IV, V, VI, VII, VIII, IX and X of the Schedule to the aforesaid Order.

Cont overleaf/

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 protect the amenities of the area.
- (4) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (5) To ensure proper development of the site in accordance with adopted policies of the local planning authority.
- (6) Further extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenities.
- (7) To ensure the satisfactory appearance and amenity of the area.
- (8) In the interests of visual amenity.

Dated.....2nd.....day of October.....1985

Signed.....

DesignationChief 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.

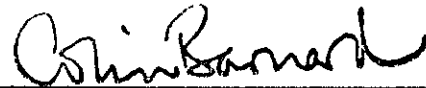
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable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

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- (4) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading facilities shown on Plan 4/0775/85 (drawing number 84 196 04M) shall have been provided and they shall be maintained at all times thereafter.
- (5) The building hereby permitted shall not at any time contain a floor area greater in size than that shown on Plan 4/0775/85.
- (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) 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.
- (8) All planting, seeding or turfing comprised in the approved details of landscaping shown on Plan Number 4/0775/85 (Drawing No. 84196 04P) shall be carried out in the first planting season 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 five 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.

Dated 2nd October 1985

Signed



Designation: Chief Planning Officer.