

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DRACOX

IN THE COUNTY OF HERTFORD

To J.I. Rodale & Co. Ltd., Agents: Attfield & Jones,
 Potten End, Lowfield House,
 Berkhamsted, Broomfield Road,
 Herts. Hoddesdon,
 Herts.

Two storey offices with semi-basement car park & store

at... Northbridge Road, Berkhamsted.

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, 1973, as amended, the development proposed by you in your outline application dated 6th August, 1976 and received with sufficient particulars on 9th August, 1976 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. No work shall be started until a comprehensive scheme of landscaping 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.
4. No goods, materials or refuse shall be stored or processed outside the limits of the buildings hereby permitted.
5. The development hereby permitted shall not be occupied for a period of five years from the date of first occupation after completion of the development hereby permitted otherwise than by an industrial undertaking occupying on the date of this permission an industrial building as defined in the current Use Classes Order, within the County of Hertfordshire.

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 Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To maintain and enhance the visual amenity of the area.
4. To maintain the visual amenity of the area.
5. To ensure compliance with policies adopted by the Local Planning Authority so that industrial development is restricted to that necessary to meet local needs.

Dated 23rd day of ... September ... 19 76

Signed.....

Designation Director of Technical Services

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.

Town Planning
Ref. No. 4/0872/76

Other Ref. No: 1312/76D

Date of Receipt: 9th August 1976

FORM 5

COMMUNITY LAND ACT 1975

NOTICE OF INTENTION BY AUTHORITY UNDER PARAGRAPH 5 OF SCHEDULE 7

To **J.I. Rodale & Co. Ltd., c/o Attfield & Jones, Lowfield House,**
Brockat Road, Hoddesdon, Herts.

1. An application for planning permission dated **23rd September 1976**
 made by **J. I. Rodale & Co. Ltd.**
 was on **9th August 1976** received by
Dacorum District Council

This application was for **Two storey offices with semi-basement car park**
and stores at Northbridge Road, Berkhamsted.

2. Under the Community Land Act 1975 it is the duty of all authorities whose areas include the land to which an application for relevant development relates to state whether or not any of them intend to acquire the land or any part of it. The authorities concerned are—

Dacorum District Council and
Hertfordshire County Council

3. This notice is given by **Dacorum District Council**
 who consider the application to be an application for relevant development and (if planning permission is granted in accordance with the application),

- (i) ~~do NOT intend to acquire any part of the land to which the application relates~~
~~XXXXXX on the plan accompanying this notice~~
- (ii) ~~do NOT intend to acquire any part of the land to which the application relates~~
~~XXXXXX on the plan accompanying this notice~~
- (iii) do NOT intend to acquire any part of the land to which the planning application relates ~~XXXXXX~~
~~XXXXXX on the plan accompanying this notice subject to the following conditions~~ :-
- (iv) ~~do NOT intend to acquire any part of the land to which the planning application relates~~
~~XXXXXX on the plan accompanying this notice subject to the following conditions~~ :-

4. This notice is also given on behalf of **Hertfordshire County Council**
who consider the application to be an application for relevant development and (if planning permission
is granted in accordance with the application)

- (i) ~~XXXXXX~~
~~XXXXXX~~
- (ii) ~~XXXXXX~~
~~XXXXXX~~
- (iii) do NOT intend to acquire any part of the land to which the planning application relates ~~XXXXXX~~
~~XXXXXX~~ :-
- (iv) ~~XXXXXX~~
~~XXXXXX~~ :-

S. J. Darby

Signed:

Designation ... **Director of Technical Services** ..

On behalf of: .. **Dacorum District Council & Hertfordshire County Council**

Date: **16th February 1978**