

Town Planning
Ref. No. 4/0902/76

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No. 1361/76D

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Hunting Gate Construction Ltd.,
P.O.Box 4444,
Hitchin,
Herts.

Offices and warehouse	Brief description and location of proposed development.
at Eastman Way, Hemel Hempstead.	

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 18th August, 1976 and received with sufficient particulars on 19th August, 1976 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 five years commencing on the date of this notice.
- (2) The development hereby permitted shall not be occupied until the car-parking arrangements shown on plan 1361/76D shall have been provided and they shall be maintained and kept available at all times thereafter.
- (3) There shall be no access, vehicular or pedestrian onto Redbourn Road.
- (4) No work shall be started until a comprehensive scheme of landscaping (including earthworks and screen planting on the frontage of Eastman Way and Redbourn Road), 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.
- (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.

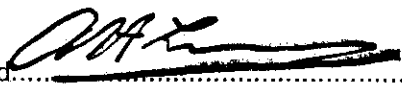
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- (6) The offices hereby permitted shall be used only in association with the occupation of the remainder of the site.

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 the proper development of the site and avoid obstruction on adjoining highways.
- (3) In the interests of road safety and to preserve the residential character of that highway.
- (4) To maintain and enhance 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.
- (6) To avoid a multiplicity of uses on this particular site.

Dated.....14th.....day of.....October.....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 Secretary of State for the Environment, Whitehall, 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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 Other Ref. No: 1361/76D
 Date of Receipt: 19/8/76

FORM 5
 COMMUNITY LAND ACT 1975
 NOTICE OF INTENTION BY AUTHORITY UNDER PARAGRAPH 5 OF SCHEDULE 7

To **Hunting Gate Construction Ltd., P.O.Box 444, Hitchin, Herts.**

1. An application for planning permission dated **18.8.76**
 made by **Hunting Gate Construction**
 was on **19.8.76** received by
Dacorum District Council

This application was for **The erection of warehouse and offices,**
Eastman Way, Hemel Hempstead.

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
 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) ~~INTEND TO ACQUIRE all the land to which the application relates (shown on the plan accompanying this notice)~~
- (ii) ~~INTEND TO ACQUIRE that part of the land to which the planning application relates which is shown on the plan accompanying this notice~~
- (iii) ~~do NOT intend to acquire any part of the land to which the planning application relates [and shown on the plan accompanying this notice subject to the following conditions] :-~~
- (iv) ~~do NOT intend to acquire that part of the land to which the planning application relates shown 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) ~~INTEND TO ACQUIRE~~ all the land to which the application relates (shown
..... on the plan accompanying this notice)
- (ii) ~~INTEND TO ACQUIRE~~ that part of the land to which the planning application relates which is shown
..... on the plan accompanying this notice)
- (iii) do NOT intend to acquire any part of the land to which the planning application relates [and shown
..... on the plan accompanying this notice subject to the following conditions] :-
- (iv) ~~do NOT intend to acquire~~ that part of the land to which the planning application relates shown
..... on the plan accompanying this notice [subject to the following conditions] :-

Signed: 

Designation Director of Technical Services

On behalf of: Dacorum District Council

Date: 30/9/76