

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF _____ DACORUM

IN THE COUNTY OF HERTFORD

AJP

To Sun Alliance Insurance Group
135 High Street
Egham
Surrey TW20 9HL

Michael Aukett Associates
13 Chelsea Embankment
London SW3

Buildings for Research and Development and Associated
Offices, Car Parking and Construction of New Roundabout
and Access at Dolittle Meadow, London Road, Kings
Langley, 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, 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 30th July 1985 and received with sufficient particulars on 1st August 1985 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 The buildings hereby permitted shall not contain floor space in excess of 28,000 sq m in area (for the avoidance of doubt the sum is to be computed on the basis of the area between the internal faces of external walls).

/Continued on attached sheet

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 comply with the policies of the local planning authority and ensure proper development of the site.
4. To comply with the policies of the local planning authority.
5. To maintain and enhance visual amenity.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. To ensure proper development and in the interests of highway safety.
9. To ensure proper development.
10. To ensure proper development and avoid obstruction on adjacent highways.
11. To ensure proper and satisfactory layout and development of the site.
12. To ensure proper and satisfactory layout and development of the site.

/Continued on Sheet 3

Dated day of 19

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 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.

Conditions (Cont'd)

- 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, laser and fibre optic technology. The 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 Classes II or X of the Schedule of the Town and Country Planning (Use Classes) Orders 1972-83.
- 5 The landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.
- 6 All planting, seeding and turfing comprised in details submitted in accordance with Conditions 1 and 3 hereof, shall be carried out not later than the first planting and seeding seasons following the first rateable occupation of the buildings hereby permitted, 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 other variation.
- 7 The details submitted in accordance with Condition 1 hereof shall include the provision of a strip of land 15 m deep adjacent to the south eastern boundary of the site within which no buildings, structures, plant or machinery shall be erected or stationed.
- 8 There shall be only one point of access from the site onto the Trunk Road, A41 London Road. Full details of any contractor's and emergency services access road shall be submitted to and approved by the local planning authority prior to work commencing on the site.
- 9 No work shall be started on the development hereby permitted until detailed proposals for car/vehicle parking, circulation, loading and unloading within the curtilage of the site shall have been submitted to and approved by the local planning authority.
- 10 The development hereby permitted shall not be occupied until the parking, circulation, loading and unloading arrangements referred to in Condition 1 hereof shall have been provided and they shall be retained and maintained at all times thereafter.
- 11 The details submitted in accordance with Condition 1 hereof shall include the provision of a roundabout at the junction of the principal access road and London Road (A41) and the development hereby permitted shall not be occupied until such access arrangements as approved shall have been provided and they shall be retained and maintained at all times thereafter.

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- 12 Adequate arrangements shall be made to the satisfaction of the local planning authority for the provision of turning facilities for buses between the commencement of the development hereby permitted and the completion of the roundabout at the junction of the principal access road and London Road referred to in Condition 11 hereof.
- 13 Between the hours of 7.00 a.m. and 7.00 p.m. on Mondays to Fridays inclusive noise from operations conducted on the premises shall not exceed 52 dBA as measured on the boundary over any 15 minute period and expressed as L.90 (that level which is exceeded for 90% of the time). At any other time noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 45 dBA. (L.90). The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter when the measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.
- 14 No goods, materials or refuse shall be stored or processed outside the limits of buildings hereby permitted except in accordance with a scheme to be submitted to and approved by the local planning authority.
- 15 No work shall be started on the development hereby permitted until a scheme for the diversion of the existing footpath link from the canal bridge to London Road at the northern end of the site shall have been submitted to and approved by the local planning authority and the scheme as approved shall be laid out and be ready for use prior to commencement of work.
- 16 Should the development hereby permitted require the diversion of that sewer which crosses the eastern boundary of the site to the north of Nash Mills Lock Cottage and crosses the site to join the trunk sewers passing north-west/south-east through the site, then the details submitted pursuant to Condition 1 hereof shall include the details of the said diversion, and the development hereby permitted shall not be carried out until such diversion shall have been carried out to the reasonable satisfaction of the local planning authority.

Reasons for the foregoing conditions: (Cont'd)

- 13 To ensure proper development of the site in the interests of occupants of adjacent dwellings.
- 14 To ensure satisfactory appearance and amenity of the area.
- 15 To ensure proper development.
- 16 To ensure existing drainage facilities are properly retained.

Dated 15th day of January 1986
Signed
Designation CHIEF PLANNING OFFICER