

Town Planning

Ref. No. 4/1048/89

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

M W Hardy & Co (Holdings) Ltd
Hardy House
Northbridge Road
Berkhamsted
Herts

Fuller Peiser (SDH)
Thavies Inn House
3/4 Holborn Circus
London EC1N 2HL

.....Two storey office building and car park.....
.....
at.....Land adjacent to Chemical Works,.....
.....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 the development proposed by you in your application dated 12 May 1989 and received with sufficient particulars on 15 June 1989 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 work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No.2754 108 Rev.C shall have been provided, and these spaces shall not be used there- after otherwise than for such purposes.
- (4) The development hereby permitted shall not be occupied until the turning space shown on Drawing No.2754 108 Rev.C shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.

See attached sheet/...

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) In the interests of the appearance of the building which will occupy a relatively prominent site adjoining the Grand Union Canal.
 - (3) To ensure the adequate and satisfactory provision of parking facilities within the curtilage of the site.
 - (4) To ensure the provision of a turning area for service and delivery vehicles.
 - (5) In the interests of the overall appearance of the and to ensure proper drainage of the site.
 - (6) In the interests of highways safety and/or the avoidance of doubt.
 - (7) (a) The site does not currently feature an access to any highway. In order to ensure the provision of an adequate means of access to the site, including an adequate sight line to the west a roadway will therefore be necessary.
 - (b) The provision of a roadway serving the site and adjoining land, which is subject of planning permission for industrial development, will be necessary to prevent the piecemeal and uncoordinated development of land adjoining the application site which will require an adequate roadway and associated turning area.
- xxx
Dated.....day of.....19.....

Reasons cont'd on separate sheet...

XXXXX

Signed.....

XXXXXXXXXX

Designation.....

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.

4/1048/89 - CONDITIONS CONTINUED

5. The development hereby permitted shall not be occupied until the parking and turning areas referred to in Conditions 3 and 4 above have been surfaced and drained in accordance with a scheme to be submitted to and approved by the local planning authority.
6. The development hereby permitted shall not be occupied until the sight lines coloured yellow on Drawing No.2754 108 Rev.C shall have been provided, within which there shall be no obstruction more than 600 mm above carriageway level thereafter.
7. The development hereby permitted shall not be occupied until the estate road from the existing north western end of Northbridge Road, as marked in orange on Drawing No.2754 108 Rev.C, to the land which is the subject of planning permission 4/0588/85 shall have been constructed.
8. The development hereby permitted shall not be occupied until the vehicular access has been constructed in accordance with the details shown on Drawing No.2754 108 Rev.C.
9. Means of vehicular access to the permitted building shall be from Northbridge Road only.
10. 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 indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
11. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons 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 5 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, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
12. The scheme for landscaping referred to in Condition 10 shall include the retention of existing vegetation along the south eastern and south western site boundaries with the exception of vegetation that will require removal in accordance with Condition 6.
13. There shall be no open storage of goods or containers associated with the use of the buildings edged blue on Drawing No.2754 108 Rev.C.
14. The temporary portable offices granted planning permission under reference 4/0334/89 on part of the land edged blue on Drawing No. 2754 108 Rev.C shall be removed from the aforesaid site within 28 days of the occupation of the building hereby permitted should this date of occupation be prior to 30 June 1992.

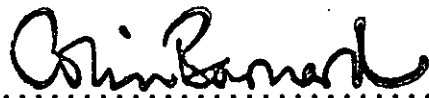
4/1048/89 - REASONS CONTINUED

(c) In the interests of visual amenity and for the avoidance of doubt.

8. To ensure the provision of a satisfactory means of access linked to the estate road, as referred to in Condition 7, is provided at the site.
9. To ensure the proper development of the site and in the interests of the proposed residential development of adjoining land.
10. To maintain and enhance visual amenity.
11. To maintain and enhance visual amenity.
12. For the avoidance of doubt.
13. For the avoidance of doubt as there has been the open storage of goods on the land edged blue on Drawing No.2754 108 Rev.C which detracts from the visual amenity of the locality.
14. The portable offices have only been permitted to meet the specific circumstances of the applicant and upon the completion of the development, which will be related to the uses on the land edged blue on Drawing no.2754 108 Rev.C, these office uses can be accommodated in the building hereby permitted.

Dated 17th day of November 1989

Signed



Designation - Chief Planning Officer