

Town Planning 4/1078/77

Ref. No. ....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Chemical Building Products Limited, Agents: Fuller Hall & Foulsham,  
 Cleveland Road, 53 Marlowes,  
 Hemel Hempstead, Hemel Hempstead,  
 Herts. Herts.

..... New factory and office block, .....	Brief description and location of proposed development.
.....	
at ..... Eastman Way, Hemel Hempstead, Herts. ....	

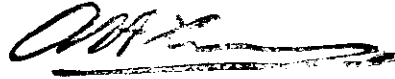
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated ..... 10th October 1977 .....  
 and received with sufficient particulars on ..... 10th October 1977 .....  
 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 not be occupied until the car parking arrangements shown on plan 4/1078/77 shall have been provided and they shall be maintained and kept available at all times thereafter.
- 3) Noise from operations conducted on the premises shall not exceed 48d BA as measured at the site boundaries between the hours of 7 a.m. and 7 p.m. On Mondays to Saturdays inclusive. At all other times the noise shall not exceed 40d BA at the site boundaries.
- 4) No work shall be started until a comprehensive scheme of landscaping including existing trees 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) No work shall be started until details of the treatment of all site boundaries shall have been submitted to, and approved by, the Local Planning Authority and such treatment shall be carried out not later than the date of first occupation.

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) & 3. To ensure the proper development of the site.
- 4) & 5. To maintain and enhance the visual amenity of the area.
- 6), 7) & 8. To comply with the direction of the Secretary of State for Industry.
9. To comply with policies adopted by the Local Planning Authority to restrict and contain industrial development to that essential to meet local needs as expressed in the submitted Structure Plan for the County of Hertfordshire.

Dated.....2nd.....day of.....December.....1977

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.

Conditions continued from D.C.3....

- 6) The building shall be first used by Chemical Building Products Limited, for the carrying on of their undertaking of the manufacture of specialised building products.
  - 7) Not more than 38,300 sq.ft. of the floor space of the building shall be used for the carrying on of processes for or incidental to the purposes specified in Section 66 (1) (a) of the Town and Country Planning Act 1971.
  - 8) After the end of a period of 12 months from the date when the building is ready for occupation, the premises of 36,000 sq.ft. occupied by Chemical Building Products Limited, at Cleveland Road, Hemel Hempstead, Hertfordshire shall not at any time be used as an industrial building as defined in Section 66 of the Town and Country Planning Act 1971.
  - 9) For a period of 10 years from the date of this permission the development shall not be occupied otherwise than by a firm occupying on the date of this permission, manufacturing premises within the county of Hertfordshire.
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Note: Conditions 6, 7, 8, imposed by direction of Secretary of State for Industry.