

Town Planning 4/1114/82
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
 Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mercian Buildings
 105 Longden Road
 Shrewsbury SY3 9DZ

Erection of Industrial Development

at Land off Kents Avenue/London Road
 Hemel Hempstead

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 31st August 1982 and received with sufficient particulars on 16th September 1982 (as amended 2/12/82) 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 road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of all roads (footways, amenity areas, provision of lighting facilities) shall be submitted to and approved by the Local Planning Authority before any work is commenced on site. The development hereby permitted shall be carried out in accordance with the details as so approved. (NOTE: Full details of the roads works proposed should be submitted to and approved by the Local Highway Authority before any work is commenced on site).
- (4) Provision shall be made for a sight line 9m x 90m in an easterly direction from the junction of the extension of Kents Avenue with London Road.

- (5) The development hereby permitted shall not be occupied until the sight line referred to in Condition 4 shall have been provided, and this shall be maintained at all times thereafter.
- (6) 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 first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local

Cont'd...

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 satisfactory appearance.
- (3) To ensure the proper and satisfactory layout and development of the site.
- (4 & 5) To ensure proper development and in the interests of road safety.
- (6) To maintain and enhance visual amenity.
- (7) To ensure a satisfactory development.
- (8) To ensure proper development.
- (9) To ensure proper development.

Dated.....2nd.....day of.....December.....1982.....

Signed.....
Chief Planning Officer
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.

- (6) Planning Authority.
- (7) Before commencement of work on the development hereby permitted full details of boundary treatment shall be submitted to and approved by the Local Planning Authority.
- (8) No work shall be started on site until detailed proposals for car/vehicle parking within the curtilage of the site in accordance with standards adopted by the Local Planning Authority shall have been submitted to and approved by that Authority.
- (9) The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 8 hereof shall have been provided and they shall be maintained at all times thereafter.

Dated 2nd day of December 1982

Signed..........
Designation..... Chief Planning Officer