

Town Planning 4/1139/86 -  
Ref. No. ....

# TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other  
Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Legal & General Assurance Society  
Temple Court  
11 Queen Victoria Street  
London

The Barton Willmore Partnership  
Beansheaf Farmhouse  
Bourne Close  
Calcot, Reading

Industrial redevelopment (modified scheme)
at Maylands Court, Maylands Avenue, Wood Lane End
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 8 August 1986 and received with sufficient particulars on 8 August 1986 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 buildings hereby permitted shall be used primarily for industrial purposes including Research and Development and the office floor space contained therein shall be used solely in connection with the primary industrial use of the site and for no other purpose within Class 2 of the Town and Country Planning (Use Classes) Order 1972.
- (4) The road(s) and accesses hereby permitted shall be constructed in accordance with plans, sections and details which shall be submitted to and approved by, the local planning authority before any work is commenced on site.
- (5) Before the building hereby permitted is occupied the car parking spaces indicated on Plan No 3850-10 shall be provided and they shall be maintained at all times thereafter to the satisfaction of the local planning authority.

- (6) No goods, materials or refuse shall be stored or processed outside the limits of the buildings hereby permitted and the curtilage shall be kept in a clean and tidy condition to the satisfaction of the local planning authority.

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 amenity.
- (3) To safeguard the strategic policies of the local planning authority.
- (4) To ensure the proper development of the site.
- (5) To ensure the proper development of the site.
- (6) In the interests of amenity.

NB This permission is subject to a Section 52 Agreement

Dated 4th day of December 1986

Signed 

Designation CHIEF 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 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.