

Town Planning

Ref. No. .... 4/1149/85 .....

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

Other

Ref. No. ....

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

IN THE COUNTY OF HERTFORD

To Bride Hall Group Ltd  
56 Grosvenor Street  
London W1

The ECD Partnership  
(Mr R Ferraro)  
11-15 Emerald Street  
London WC1

Two high technology units and car parking  
.....  
.....  
at ... Junct. Maylands Ave/Cleveland 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 ..... 29th August 1985 ..... and received with sufficient particulars on ..... 11th September 1985 ..... 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 as so approved.
- (3) 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 which may be retained.
- (4) 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 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 other or similar size and species, unless the local planning authority gives written consent to any variation.

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) In the interest of amenity.
- (4) In the interest of amenity.
- (5) For the avoidance of doubt and because servicing facilities are not considered suitable for "traditional" industry.
- (6) In the interests of Highway Safety.
- (7) To ensure the proper development of the site.
- (8) In the interests of amenity.
- (9) To ensure safe access to and from the development.

Dated.....17th.....day of...October.....19..85...

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.

CONDITIONS (Contd)

- (5) The buildings hereby permitted shall not be used otherwise than for research and development purposes serving micro electronic, computer or instrumentation industries, and the office and warehouse floor space shall be used solely ancillary thereto, and for no other purposes within Classes II and X of the Schedule to the Town and Country Planning (Use Classes) Orders. 1972-83.
- (6) Development shall not be begun until details of the junctions and crossovers between the proposed access roads and the highway have been approved by the local highway authority, and the buildings shall not be occupied until those junctions have been constructed in accordance with the approved details.
- (7) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan 4/1149/85 (Drawing No 176/04) shall have been provided and they shall be maintained at all times thereafter.
- (8) The development shall not be begun until details of the surfacing materials of the vehicles parking and circulation spaces shall have been submitted to and approved by the local planning authority.
- (9) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Councils "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Dated 17th October 1985

Signed   
CHIEF PLANNING OFFICER

THE QUANTUM CENTRE, HEMEL HEMPSTEAD

REVISED SUBSTITUTE CONDITION (5) FOR PLANNING PERMISSION  
17TH OCTOBER 1985.

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5. The buildings hereby permitted shall be used only for "high technology" industrial uses, which for the purpose of this application shall include computer manufacture, development and testing; instrumentation manufacture, development and testing; research and development and laboratory use; electronics manufacture and assembly; electronics development and testing; pharmaceuticals manufacture, development and testing; being uses within the meaning of Class III of the Town and Country Planning Use Classes Orders 1972-1983 and/or for data processing and/or computer programming and development and for no other purposes without the prior permission in writing of the Local Planning Authority. No more than 50% of the usable floor space in each building within the permitted development shall be used for office purposes, and the office and warehouse floor space in each building shall be used solely ancillary to the other floor space in the same building.

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Other

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THE DISTRICT COUNCIL OF

DACORUM BOROUGH COUNCIL

IN THE COUNTY OF HERTFORD

To  
Bride Hall Group Ltd  
56 Grosvenor Street  
London W1

The ECD Partnership  
(Mr R Ferraro)  
11-15 Emerald Street  
London WC1

Two high technology units and car parking

at ... Junct. Maylands Ave/Cleveland 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 ..... 29th August 1985 ..... and received with sufficient particulars on ..... 11th September 1985 ..... 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 as so approved.
- (3) 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 which may be retained.
- (4) 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 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 other or similar size and species, unless the local planning authority gives written consent to any variation.

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) In the interest of amenity.
- (4) In the interest of amenity.
- (5) For the avoidance of doubt and because servicing facilities are not considered suitable for "traditional" industry.
- (6) In the interests of Highway Safety.
- (7) To ensure the proper development of the site.
- (8) In the interests of amenity.
- (9) To ensure safe access to and from the development.

Dated.....17th.....day of.....October.....1985

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.

CONDITIONS (Contd)

- (5) The buildings hereby permitted shall not be used otherwise than for research and development purposes serving micro electronic, computer or instrumentation industries, and the office and warehouse floor space shall be used solely ancillary thereto, and for no other purposes within Classes II and X of the Schedule to the Town and Country Planning (Use Classes) Orders. 1972-83.
- (6) Development shall not be begun until details of the functions and crossovers between the proposed access roads and the highway have been approved by the local highway authority, and the buildings shall not be occupied until those junctions have been constructed in accordance with the approved details.
- (7) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan 4/1149/85 (Drawing No 176/04) shall have been provided and they shall be maintained at all times thereafter.
- (8) The development shall not be begun until details of the surfacing materials of the vehicles parking and circulation spaces shall have been submitted to and approved by the local planning authority.
- (9) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Councils "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Dated 17th October 1985

Signed

Chinband

CHIEF PLANNING OFFICER

## TOWN &amp; COUNTRY PLANNING ACT 1971

## DACORUM DISTRICT COUNCIL

To:

Two High Tech Units - Quantum Centre  
Maylands Ave / Cleveland Rd. Hemel  
Hempstead.

Details of landscaping, and  
surface materials and external facing  
materials (humbley smooth cream facing  
bricks; Brown brindle edging bricks; silver  
metal roof ~~ing~~ sheeting) as submitted.

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  
gives approval to the details which were reserved for subsequent approval  
in planning permission no ~~4/1149/85~~ ~~4/1149/86~~ 4/1149/85

granted on ~~17.10.85~~ 17.10.85 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 27.1.86

Dated

day of

19

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in  
conjunction with any conditions attached to the permission  
indicated above.