

Town Planning
Ref. No. 4/1278/83

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Jarvis (Harpenden) Limited
212 Station Road
Harpenden

Mark Jennings Partnership
Clare Lodge, Hollybush Lane,
Harpenden, Herts.

Light industrial factory

.....

at Unit 1, River Park Industrial Estate,

Billet Lane, 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 5th October 1983

and received with sufficient particulars on 6th October 1983

and shown on the plan(s) accompanying such application, subject to the following conditions:-

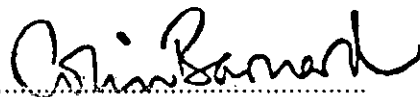
- (1) The development to which this permission relates shall be begun within a period of .. 5 ... years commencing on the date of this notice.
- (2) For a period of not less than ten years from the date of this permission, the development hereby permitted shall be occupied only by the United Greeting Card Company Limited or such other person, company or organisation:
 - (a) who operate a local distribution centre serving only the local community or;
 - (b) who operate a regional warehouse which needs to be located within the District or;
 - (c) who require premises in order to carry out their existing Hertfordshire based industrial activity or;
 - (d) who, in the case of a new industrial activity, need to be located in the District in the national or regional interest, and who in all cases would not give rise to any significant increase in employment within the District such as to prejudice the objectives set out in Policies 1, 3, 4 and 8 of the Approved County Structure Plan 1979 and Policies 43,44,49,50,58 and 59 of the Dacorum District Plan 1981.

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 safeguard and maintain the strategic policies of the Local Planning Authorities as expressed in the Approved County Structure Plan (1979).
- (3) To ensure the proper use of the site and avoid obstruction on adjacent highways.
- (4) To protect the general amenities of the area and because of the restricted site area.
- (5) To ensure satisfactory appearance and amenity of the area.
- (6) To ensure the proper use of the site and avoid obstruction on adjacent highways.
- (7) Any extension to the proposal hereby permitted would result in over development of this limited site to the detriment of general and visual amenity.
- (8) To avoid the creation of a separate office use and to safeguard and maintain the strategic policies of the Local Planning Authorities as expressed in the Approved County Structure Plan (1979).
- (9) To safeguard the amenity of the area.

Dated.....21st.....day of.....November.....1983.....

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.

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Conditions (cont'd)

- (3) The development hereby permitted shall not be occupied until the parking provision and loading/unloading bay shown on drawings 5705/56 and 5705/57 shall have been provided and these facilities shall be maintained and kept available for these purposes at all times thereafter.
- (4) The development hereby permitted shall not be used otherwise than for purposes within Class III or Class X as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1972 or any amendments thereto.
- (5) No goods, materials or refuse shall be stored or processed outside the limits of the building hereby permitted and the curtilage shall be kept in a ~~Clean~~ and tidy condition to the satisfaction of the Local Planning Authority.
- (6) All parking, manoeuvring, loading and unloading of vehicles visiting the site shall take place within the curtilage.
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the Local Planning Authority on an application in that behalf.
- (8) The offices hereby permitted shall be used only in association with the remainder of the development within the same curtilage.
- (9) No activity shall take place at the premises before 7.00 a.m. or after 7.00 p.m. on Mondays to Fridays or after 1.00 p.m. on Saturdays without the written consent of the Planning Authority. No activity shall take place on Sundays, Bank or public holidays.

Dated21st..... day ofNovember.....1983

Signed:.....

Designation: CHIEF.PLANNING.OFFICER.....