

Town Planning  
Ref. No. 4/1441/81

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

Other  
Ref. No.

THE DISTRICT COUNCIL OF ..... DACORUM .....  
IN THE COUNTY OF HERTFORD

To Speyhawk Land and Estates Ltd  
Saracen House  
Saracen Place  
Twickenham  
Mddx

Messrs Brian Prideaux & Assoc  
Portmore House  
54 Church Street  
Weybridge  
Surrey

12 industrial units

at Mark 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 4 November 1981 and received with sufficient particulars on 17 November 1981 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 access shall include the provision of sight lines 4.5m x 60m within which there shall be no obstruction more than 1 m above carriageway level, and these shall be maintained at all times hereafter.
- (4) The units hereby permitted shall be used only for light industrial or warehouse purposes as defined in the current Town and Country Planning (Use Classes) Order.
- (5) No particular unit shall be occupied until the proposed occupier of that unit has first been notified to the local planning authority and they have confirmed in writing that the intended occupier is either a small firm within the terms of Policy 5 of the approved County Structure Plan or satisfies the criteria laid down in Policy 49 of the Dacorum District Plan.
- (6) Further details shall be submitted to, and approved by, the local planning authority of the arrangements for the disposal of refuse.

7. There shall be no outside storage of materials or goods in the forecourt area, used for car parking or circulation of service vehicles.
8. The floor space of the units hereby permitted shall be constructed and completed only in accordance with the details indicated on Drawing Nos. 486/7, 8, 9, 10 and 11 dated November, 1981. Notwithstanding the provisions of Section 22 (2) (a) of the Town and Country Planning Act 1971 and of Class VIII of Schedule I of the Town and Country Planning General Development Orders 1977 to 1981, none of the individual units shall be altered or combined in any manner and neither shall they be occupied in conjunction with any other unit so as to create a unit of

Continued ...

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 proper development and in the interests of road safety.
- (4) To protect the general amenities of the area.
- (5) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the approved County Structure Plan (1979).
- (6) To ensure proper development of the site.
- (7) As 6.
- (8) As 5.
- (9) In the interests of amenity of nearby residential properties.

Dated.....day of.....19.....

Continued ...

Signed.....

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.

4/1441/81

continued

greater floorspace than that indicated in the application, without the written approval of the local planning authority.

9. Between the hours of 0700-1900 Monday to Friday and 0700-1300 on Saturday, noise attributable to operations on the premises shall not exceed 45dB(A) at the application site boundary, as measured over any 15 minute period and expressed as an equivalent continuous sound level (Leq).

At any other time the noise level must not exceed 40dB(A) also expressed as an equivalent continuous sound level.

Dated ..... 3 ..... day of ..... December ..... 1981 .....

Signed .....

*Chris R. R. R.*

Designation Chief Planning Officer .....

File

Town Planning

Ref. No. 4/1441/81

Other

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IN THE COUNTY OF HERTFORD

To Speyhawk Land and Estates Ltd  
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PLEASE TURN OVER

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- (6) To ensure proper development of the site.
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Dated.....day of.....19.....

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Signed.....

Designation .....

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(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.

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Dated ..... 3 ..... day of ..... December ..... 1981 .....

Signed .....

*John Barnard*

Designation Chief Planning Officer .....

## TOWN &amp; COUNTRY PLANNING ACT 1971

## DACORUM DISTRICT COUNCIL

for:

Submission of named occupier British Telecommunications plc. Unit 5 Saracen Estate Mark Rd H. H.
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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 4/1441/81

granted on 3-Dec-81 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 8.2.85

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.