

Town Planning

Ref. No. 4/1444/81

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To CBP Products and
Hunting Gate Developments Ltd.,
PO Box 4444,
Hitchin, Herts.

.. Erection of three industrial buildings, site of.....
.. Chemical Building Products,.....
at .. Cleveland Road/Cleveland Way,.....
..... Hemel Hempstead, Herts,.....

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 13th November 1981 (as amended 1st February 1982) and received with sufficient particulars on 18th November 1981 (as amended 1st February 1982) 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 ... 2 ... years commencing on the date of this notice.

(2) 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 planning authority.

(3) 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.

(4) The development hereby permitted shall not be occupied until the road-way, access and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority and they shall be kept clear and available for proper use at all times.

(5) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan no. 4/1444/81 (drawing nos. F11181/5, 10, 11, and 12) shall have been provided and they shall be maintained at all times thereafter.

(6) No goods, materials or refuse shall be stored or processed outside the limits of the building hereby permitted.


(7) All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable occupation of the development hereby permitted.

(8) The existing office accommodation shall be used for purposes incidental to the use of Unit 1 as a general industrial building, and shall not be occupied for office purposes independently thereof.

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 maintain and enhance visual amenity.
- (3) To ensure satisfactory appearance.
- (4) To ensure proper development and use of the site.
- (5) To ensure proper development and avoid obstruction on adjacent highways.
- (6) To ensure satisfactory appearance and amenity of the area.
- (7) To ensure proper development and future use of the site.
- (8) It is the policy of the local planning authority to restrict independent office development outside the commercial area of town centres.

Dated.....4th.....day of.....February.....19.82...

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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Ref. No. 4/1444/81

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

DACORUM

To CFB Products and
Hunting Gate Developments Ltd
PO Box 4444
Hitchin
Herts

~~Industrial development and retention of existing~~
~~office (Class 2)~~ *Erection of three industrial buildings*
at ~~Cleveland Road, Hemel Hempstead~~ *side of Chemical Building*
~~Cleveland Road/ Cleveland Way Hemel Hempstead.~~ *Products*

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 13 November 1981 (as amended 1 February 1982) and received with sufficient particulars on 18 November 1981 (AS AMENDED 1 FEB 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 2 years commencing on the date of this notice.
- (2) 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 planning authority.
- (3) 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.
- (4) The development hereby permitted shall not be occupied until the roadway; access and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority and they shall be kept clear and available for proper use at all times.

- (5) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan no. 4/144/81 (drawing nos. PL113145, 10, 11, and 12) shall have been provided and they shall be maintained at all times thereafter.
- (6) No Goods, materials or refuse shall be stored or processed outside the limits of the building hereby permitted.
- (7) All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable

Cont/...

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- (5) To ensure proper development and avoid obstruction on adjacent highways.
- (6) To ensure a satisfactory appearance and amenity of the area.
- (7) To ensure proper development and future use of the site.
- (8) It is the policy of the local planning authority to restrict independent office development outside the commercial areas of town centres.

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

Cont/...

Signed.....

Designation....

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(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.

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(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.

4/1444/81 (Continued)

occupation of the development hereby permitted.

- (8) The existing office accommodation shall be used for purposes incidental to the use of Unit 1 as a general industrial building, and shall not be occupied for office purposes independantly thereof.

Dated 4 day of February 1982

Signed

W. B. Barnard

Designation Chief Planning Officer