

Town Planning

Ref. No. 4/1525/83

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To United Greeting Cards (UK) Ltd
 Northbridge Road
 Berkhamsted
 Herts

Messrs Freeth & Co.
 The Market House
 High Street
 Tring Herts

Change of use from light industrial to light
 industrial and warehouse
 at Unit 3, River Park Ind. Estate, Billet Lane,
 Berkhamsted, 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 21st November 1983 and received with sufficient particulars on 23rd November 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) The parking, loading and unloading arrangements associated with Unit 3 and shown within the area edged red on plan 4/1525/83 shall be maintained and kept available for these purposes at all times.
- (3) For a period of ten years from the date of this permission, the building to which this permission relates shall be occupied only by United Greeting Cards (UK) Limited, or such other person, firm, company or organisation who require premises in order to carry out their existing Hertfordshire based activity or who, in the case of a new activity, need to be located in an area in the national or regional interest or otherwise being an exceptional case within the terms of the local planning authorities' industrial and employment policies, and who, in either case, would not give rise to any significant increase in employment within Dacorum such as to prejudice the objectives set out in Policy Nos. 1, 3, 4, 5, 6A and 8 of the Approved Hertfordshire County Structure Plan 1979, or policies 57, 58, 59 and 60 of the Deposited Dacorum District Plan.


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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 proper use of the site and avoid obstruction on adjacent highways.
- (3) To safeguard and maintain the strategic policies of the local planning authorities as expressed in the approved County Structure Plan (1979).
- (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 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).

Dated.....12th.....day of January.....19.84...

Signed.....



DesignationCHIEF 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.

4/1525/83

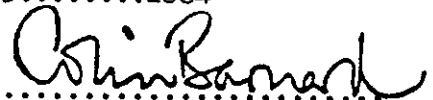
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4. The development hereby permitted shall not be used otherwise than for the purposes within Class III or Class X as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1972 or any amendments thereto, and any use within Class X shall be limited to wholesale storage and shall not include any form of retailing to the general public.
5. 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.
6. The office floorspace forming part of unit 3 shall be used only in association with the industrial or warehouse use of the remainder of the building.

Dated12th..... day of ..January.....1984

Signed



Designation CHIEF PLANNING OFFICER