

Town Planning

Ref. No. .... 4/1527/82 .....

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

Other

Ref. No. ....

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

IN THE COUNTY OF HERTFORD

To B.P. Oil Ltd., G.C. Weatherly ARIBA,  
 BP House, 14th Floor, BP House, Marlowes,  
 Victoria Street, London SW1 5NJ Hemel Hempstead, Herts.

..... Use of building for light industrial/warehouse.....  
 ..... purposes.....  
 at ... Land adjoining "Goodyear Tyres", Paradise,.....  
 ..... 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 ..... 13th December 1982 .....  
 and received with sufficient particulars on ..... 24th February 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 ..... years commencing on the date of this notice.~~

- (1) The building shall first be occupied by B.P. Oil Ltd. for the storage of building materials, computer machinery, furniture and electrical equipment and for no other purpose, including any other purpose within Class X of the Schedule of the Town and Country Planning (Use Classes) Order 1972.
- (2) When no longer required for the warehouse purposes referred to in Condition (1) hereof by B.P. Oil Ltd., the building shall not be used otherwise than for light industrial purposes within Class III of the Schedule of the Town and Country Planning (Use Classes) Order 1972.
- (3) Notwithstanding the provisions of Conditions (1) and (2) hereof, nothing in this permission shall prevent the use of the building or part of the building for light industrial purposes by B.P. Oil Ltd. or such other person, firm, company or organisation approved in accordance with Condition (4) hereof.

.../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~~

- (1) The proposed warehouse use has been considered as an exception to policy No. 47 of the deposited Dacorum District Plan to meet the essential needs of the applicant only.
- (2) & (3) For the avoidance of doubt and to safeguard the Local Planning Authority's policy for the area.
- (4) To safeguard and maintain the strategic policies of the Local Planning Authorities as expressed in the Approved County Structure Plan (1979).

Dated.....24th.....day of.....February.....19..83..

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.

4/1527/82

Conditions (cont'd)

- (4) For a period of 10 years from 21st August 1980 the floorspace to which this permission relates (inasmuch as it relates to the use of the floorspace for light industrial purposes) shall be occupied by B.P. Oil Ltd. or such other person, firm, company or organisation who require premises in order to carry out their existing Hertfordshire based activities or who, in the case of a new activity need to be located within the area in the national or regional interest and who are certified in writing by the Local Planning Authority as complying with either of these criteria or otherwise being an exceptional case within the terms of their adopted industrial and employment policies and who, in either case, would not give rise to any significant increase in employment within the area such as to prejudice the objectives set out in Policy Nos. 1, 3 and 4 of the Approved County Structure Plan (1979)

Dated .....24th..... day of .....February.....19.83

Signed ..........

Designation CHIEF PLANNING OFFICER.....