

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Commission for the New Towns
Glen House
Stag Place,
Victoria London.

R. Cole
Head of Planning Arch
Services
Commissions for the New Towns
Stag Place London

Use of land for business development (Class B1 & B2)
(Outline)
at Boundary 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1971, as amended, the development proposed by you in your outline application dated 18.12.87 and received with sufficient particulars on and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of 5 years commencing on the date of this notice.
 - (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
- (3) Any landscape scheme to be submitted in accordance with condition 1 hereof shall make provision for a 10 m wide tree planting area along the whole of the southern boundary of the site. Such land shall not be used for any other purpose.

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The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

- 1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1977, as amended.
- 2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- (3) To ensure satisfactory screening of the site.
- (4) To maintain and enhance visual amenity.
- (5) & (6) To ensure satisfactory vehicular access.
- (7) To ensure the provision and retention of satisfactory vehicle parking, loading and unloading.

The Secretary of State has considered the application and the reasons for the local planning authority's decision to grant permission for the development subject to the above conditions and is satisfied that the proposed development is in accordance with the provisions of the Town and Country Planning Act 1971 and the Town and Country Planning General Development Order 1977, as amended.

This permission is granted subject to the conditions set out in the schedule to this notice. The date of the grant of this permission is the 19th day of [Month] 19[Year].

Dated day of 19[Year]
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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (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 for the Environment, 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.
- (a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 30(1), 30(1), 67 and 74 of the Act.

Planning applicaton 4/1935/87

Conditions continued.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development; whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
5. the details submitted in accordance with condition 1 hereof shall include:-
 - (a) Plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
 - (b) plans, sections and details of the construction and layout of foul and stormwater drainage;

and no building hereby permitted shall be occupied until those parts of the roads, footways, footpaths (except final surfacing) foul and stormwater drainage serving it shall have been constructed in accordance with the approved plans. Such residual final surfacing shall be carried out within 6 months of the said occupation of the building which the roads and footpaths serve or such longer period as the local planning authority may approve.

6. The details referred to in condition 1 and 5(a) hereof shall be constructed in accordance with the County and Borough Council's latest published specifications unless the local planning authority gives consent to any variation.
7. No building shall be occupied until space has been laid out within the site in accordance with the plans approved under condition 1 above for vehicles to be parked and for the loading and unloading of vehicles. That space shall not thereafter be used for any purpose other than the parking, loading and unloading of vehicles.

Dated 25th day of February 1988

Signed ...



Designation CHIEF PLANNING OFFICER