

Town Planning Ref. No. 4/1939/88

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To Legal and General Assurance Society Temple Court 11 Queen Victoria Street LONDON EC4N 4TP Messrs. Bradshaw Rowse & Harker Martins Building 4 Water Street Liverpool L2 3TY

Five storey headquarters building at Phase IV, The Campus, Maylands Avenue/ Wood Lane End, 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 undated 21 October 1988 and received with sufficient particulars on 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) Before the building hereby permitted is occupied the car parking spaces indicated on Plan No. 4/1939/88 shall be provided and they shall be maintained at all times thereafter to the satisfaction of the local planning authority.

Cont.

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 a satisfactory appearance.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) To ensure proper drainage of the site.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) In the interests of highways safety.
- (8) To maintain and enhance visual amenity.
- (9) To maintain and enhance visual amenity.
- (10) To ensure a satisfactory development.

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

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.

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- (4) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.
- (5) The accesses to Wood Lane End shall include kerb radii of 6 m and the provision of sight lines of 2.4 m x 35 m within which there shall be no obstruction more than 600 mm above carriageway level.
- (6) The development hereby permitted shall not be occupied until the sight lines referred to in Condition 5 shall have been provided, and they shall be maintained at all times thereafter.
- (7) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
- (8) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.
- (9) 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.
- (10) The curtilage of the premises shall not be used otherwise than for the parking and manoeuvring of vehicles, and no goods, materials or refuse shall be stored or processed outside the limits of the building.

Dated 21st April 1989.

Signature 
Designation Chief Planning Officer

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To: Bradshaw Rowse Harker
Martins Building
4 Water Street
Liverpool
L2 3TY

Office Building**Details of materials:**

Brick bands : Ibstock Cattybrook Golden
Tower Bricks : Butterley Waingroves smooth Chocolate
Window Bands : Frames : Grey reflective glass RAL 7022
Tower Frames : Grey reflective glass 7038, clear glass to
pyramids.
Roof : Redland Cambrian Artificial Interlocking Slates
Phase IV The Campus, Maylands Avenue, 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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1939/88

granted on 21 April 1989 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 1 December 1989

Dated 29 day of January 1990

Signed

Colin Barnard

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.

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To: Legal & General Assurance Society
Temple Court
11 Queen Victoria Street
London EC4N 4TP

Bradshaw Rowse & Harker
Martins Building
4 Water Street
Liverpool L2 3TY

Five-storey headquarters building

Details of landscaping

Phase IV
The Campus
Maylands Avenue
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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1939/88

granted on 21 April 1989 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 10-8-89

Dated 11th day of October 1989

Signed

Colin Barnard

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.