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Town Planning
Ref. No. 4/2282/88

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Royal Mail Letters
L.B.E.C.
2 Edridge Road
Croydon
Surrey CR9 1PJ

Newenham Mulligan & Associates
12-16 Woods Mews
London
W1Y 3AH (24)
07

Conversion of building to two warehousing/distribution
units, two 2-storey front extensions, alterations to
front elevation, re-roofing of building, provision of
additional parking, new front gates, cycle repair
at building, alterations to rear elevation, boundary
wall and modification to existing access
at Former Unigate Depot, Western Road, Tring

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 7 December 1988
and received with sufficient particulars on 14 December 1988
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 building shall not be occupied for the use hereby permitted until the modifications to the vehicular access have been carried out fully in accordance with the details shown on Drawing No. 275/15/Rev.D.
- (3) Notwithstanding the details shown on Drawing No. 275/15/Rev.D and 275/03 Rev.J, 19 parking spaces measuring 2.4 m by 4.8 m shall be provided within the area hatched orange prior to the building being occupied for the use hereby permitted and these parking spaces shall not be used thereafter other than for parking purposes.

/Conditions continued on attached sheet...

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) In the interests of highway safety.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) To ensure that space is available within the curtilage of the site to enable that vehicles may leave in forward gear at all times.
- (6) To ensure that space is always available to ensure that vehicles are not prevented from entering the site which would be likely to be prejudicial to highway safety.
- (7) For the avoidance of doubt.
- (8) In the interest of the appearance of the building which is visible from various vantage points, and adjoins Tring Conservation Area.
- (9) In the interests of the amenity of No. 48 Western Road.

/Reasons continued on attached sheet...

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.

Conditions /Cont'd...

- (4) Notwithstanding the details shown on Drawing No. 275/03/Rev.J four parking spaces measuring 2.4 m wide by 4.8 m in depth shall be provided in the area coloured purple prior to the building being occupied for the use hereby permitted and these parking spaces shall not be used thereafter other than for parking purposes.
- (5) The area hatched brown on Drawing No. 275/03/Rev.J shall not be used other than for the turning of vehicles.
- (6) The areas hatched blue on Drawing No. 275/03/Rev.D shall not be for the parking of vehicles or open storage.
- (7) Notwithstanding the details shown on Drawing Nos. 275/15/Rev.J and 275/05/Rev.F, this permission shall not extend to the provision of an external flue pipe and associated wall vent on the south-western side of the building.
- (8) No work shall be started on the development hereby permitted until samples of the roofing materials and brick type for the extension and boundary wall 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.
- (9) The boundary wall with Nos. 48 and 50 Western Road shall be provided prior to the building being occupied for the use hereby permitted.
- (10) Details of the lamp and associated supported column coloured red on Drawing Nos. 275/15/Rev.D and 275/03/Rev.J shall be submitted to and approved by the local planning authority prior to the occupation of the building for the use hereby permitted.
- (11) The building and its associated curtilage shall be only used for storage and distribution purposes as specified in Class B8 of the Schedule to the Use Classes Order 1987.
- (12) Details of the numbers and species of all new trees and shrubs to be planted in the area shown on Drawing No. 275/15/Rev.D and 275/03/Rev.J with the exception of the area hatched orange shall be submitted to and approved by the local planning authority.
- (13) All planting and seeding approved under Condition 12, 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 five 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

Conditions /Cont'd...

(13) /Cont'd...

year on 1 October and to end on 31 March in the next following year.

(14) Elevational details of the cycle repair shed shall be submitted to and approved by the local planning authority before any work on the construction of this building is commenced on site.

(15) The parking spaces shown to be opposite those in the area coloured orange on Drawing Nos. 275/15/Rev.D and 275/03/Rev.J shall be provided prior to the building being occupied for the use hereby permitted and these parking spaces shall not be used thereafter other than for parking purposes.

Reasons /Cont'd...

(10) In the interests of the amenity of No. 48 Western Road.

(11) For the avoidance of doubt.

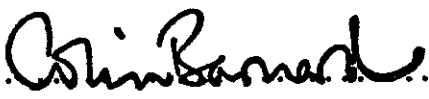
(12) In the interests of the visual amenity of the site which adjoins Tring Conservation Area.

(13) In the interests of the visual amenity of the site which adjoins Tring Conservation Area.

(14) In the interests of the overall appearance of the site.

(15) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

Dated 2 day of May 1989

Signed 

Designation CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To:

SDC Builders Ltd.
Limegrove House
Caxton Road
Bedford MK41 0QQ

Conversion of building to two warehousing/distribution units, two - two storey front extensions, alterations to front elevation, re-roofing of building, provision of additional parking, new front gates, cycle repair building, alterations to rear elevation, boundary wall and modification to existing access - Submission of details of external materials pursuant to Condition 8 of Planning Permission 4/2282/88.

Brief
description
and location
of proposed
development

Former Unigate Depot, Western Road, Tring, Herts.

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 4/2282/88

granted on 2 May 1989 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 27 June 1989.

Dated 14th day of July 19 89

Signed

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 Planning
 Ref. No. 4/0239/88

Other
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Royal Mail Cluttons
 c/o Cluttons Chartered Surveyors
 23 Beaumont Street
 Oxford OX1 2NP

Use of premises by Royal Mail for the sorting
 and distribution of mail.
 at Unigate Depot, Western Road, Tring

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 **7 February 1988** and received with sufficient particulars on **11 February 1988** 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 curtilage of the premises shall not be used otherwise than for the parking, manoeuvring of vehicles, and no goods, materials or refuse shall be stored or processed outside the limits of the building.
- (3) The premises shall be used as a sorting and distribution centre for mail and for no other purpose (including any purposes specified in Class B8 of the Schedule to the Use Classes Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order).
- (4) Vehicular access to the site shall be taken from Western Road only.

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 satisfactory development.
- (3) To enable the local planning authority to retain control over the development which is permitted only to meet the specific circumstances of the applicant and to safeguard the amenity of the area.
- (4) To safeguard the residential amenity of the area.

Dated..... 17th day of March 19. 88

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.