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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF .	DACORUM		-	· · · · · · · · · · · · · · · · · · ·	
	•	* 1	£ 4	•	•
IN THE COUNTY OF HERTFORD	•	•	. •	· ·	

To David Allan (Dallan Products)Limited c/O Freeth & Company 67 Marlowes
Hemel Hempstead . Herts

George J McKinnia Architects RIBA 1st Floor, Dukes Court, Dukes Street, Woking, Surrey GU21 5BH

	ree, two storey buildings for business use	
	ffices, research and development and industry),	
	cess Road and Car Park.	Brief description and location
Ļá	met am Namak Citia a C Namakhi met lan Barat a Barat a da a da a	and location of proposed development.
		development

- (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 development hereby permitted shall be constructed in profiled steel cladding and profiled steel roofing or such other materials as may be agreed in writing with the local planning authority.
- (3) The development hereby permitted shall be limited to a gross floor area of 1829 sq.m. and no additional internal floor space shall be created.
- (4) 73 car parking spaces shall be provided (at a ratio of 1 space per 25 sq of gross floor space), and each space (with the exception of those referred to in condition 5) shall measure a minimum of 2.4 m in width by 4.8 m in length. The development hereby permitted shall not be occupied until the required car parking spaces have been provided and these spaces shall not be used thereafter otherwise than for the purposes of car parking.
- (5) No development shall take place until there has been submitted to and approved by the local planning authority a plan illustrating the provision of at least one disabled parking space (measuring at least 3.3m in width by 4.8 m in length) for each of the three buildings hereby permitted, and none of the buildings shall be occupied until the allocated disabled parking space shall have been provided. These spaces shall not thereafter be used otherwise than for the purpose for which they were provided.

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) In order to limit demand on car parking facilities only to the floorspace hereby permitted.
 - (4) To ensure the adequate and satisfactory provision of off-street car parking facilities.
 - (5) To ensure the adequate and satisfactory provision of on-site car parking facilities for the disabled.
 - (6) To maintain and enhance visual amenity.
 - (7) To maintain and enhance visual amenity.
 - (8) For the avoidance of doubt.

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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15 March 1990

Subject to the following Conditions contd/

- (6) 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.
- (7) 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.
 - (8) The building hereby permitted shall not be used otherwise than for purposes falling within Classes B1 and B2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order.

	Fifteenth		March		
Dated	Fifteenth	day of	riai Cii	1000	_
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Signed

Designation CHIEF PLANNING OFFICER

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