

Town Planning
Ref. No. 4/0145/89

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF . . . DACORUM
IN THE COUNTY OF HERTFORD

To
Scottish Metropolitan Properties PLC
Stock Exchange House
7 Nelson Mandela Place
Glasgow
G2 1BE

Messrs. Farrell & Clark
11 - 13 Knightsbridge
London SW1X 7LY

.....Three storey office building and car parking.....
.....
at Ex Post Office Site, Waterhouse Street,
.....
.....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 dated20 January 1989..... and received with sufficient particulars on23 January 1989..... 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 development hereby permitted is occupied parking space for 61 cars as indicated on Plan Nos. 080/2/030B and 080/2/32B shall be laid out and constructed and thereafter maintained to the satisfaction of the local planning authority.

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 a satisfactory development.

Dated.....26th.....day of.....May.....1989

Signed.....*Alan Bernard*.....
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.

THIS AGREEMENT is made the ~~twenty sixth~~ day of
May 1987

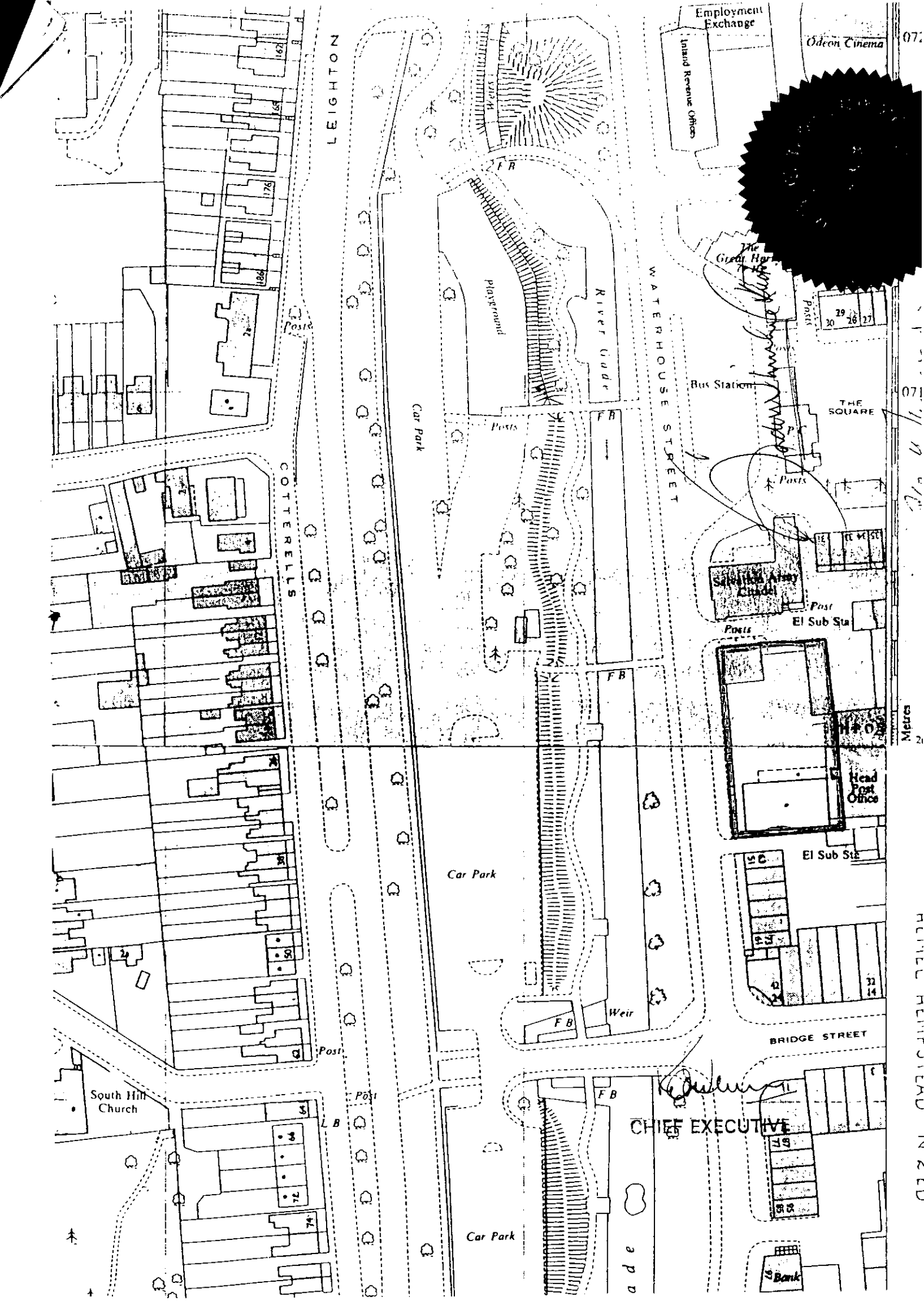
BETWEEN DACORUM BOROUGH COUNCIL of Civic Centre Marlowes Hemel Hempstead Hertfordshire HP1 1HH (hereinafter called "the Council") of the first part and the Owner described in the First Schedule hereto (hereinafter called "the Owner" which expression shall include the Owner's successors in title and assigns) of the second part

WHEREAS:

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1971 as amended for the area of land described in the First Schedule hereto (hereinafter called "the land") and also a principal Council within the meaning of s.33 of the Local Government (Miscellaneous Provisions) Act 1982
- (2) The Owner is entitled to the interest in the land described in the First Schedule hereto
- (3) The Owner has applied to the Council for planning permission under the Application Number and for the development described in the Second Schedule hereto (hereinafter called "the Development")
- (4) This Agreement is made pursuant to s.52 of the Town and Country Planning Act 1971 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. IN consideration of the Covenants on the part of the Owner contained in the Third Schedule hereto the Council hereby Covenants with the Owner that the Council will forthwith grant planning permission pursuant to the Application



LEIGHTON

COTTERELLS

WATERHOUSE STREET

BRIDGE STREET

CHIEF EXECUTIVE

Odeon Cinema

Employment Exchange

Inland Revenue Offices

Bus Station

Salem Army Chapel

El Sub Sta

Head Post Office

El Sub Sta

South Hill Church

Car Park

Car Park

Weir

Bank

Metres



077

071

HEMEL HEMPSTEAD IN A.D.

subject to the conditions set out in the Fourth Schedule hereto

2. IN consideration of the Council's Covenant contained in Clause 2 hereof the Owner hereby Covenants and undertakes with the Council

(a) to observe and perform the Covenants set out in the Third Schedule hereto

(b) to pay the Council's reasonable costs in the preparation hereof on the execution of this Agreement

3. This Agreement shall be registered as a Local Land Charge

I N W I T N E S S W H E R E O F the parties hereto have (set their hands and seals and) caused their common seals to be hereunto affixed the day and year first before written

FIRST SCHEDULE

The Owner

Name: The Scottish Metropolitan Property plc

Address: 39 St Vincent Place Glasgow Scotland

The Land

All that freehold land situate at Waterhouse Street Hemel Hempstead Hertfordshire as is shown edged red on the Plan annexed hereto

The Owner's Interest in the Land

Unencumbered fee simple in possession

SECOND SCHEDULE

The Application and the Development

Application No. 4/0145/89

The Development consists of the erection of five office buildings within one terrace on the land

THIRD SCHEDULE

Covenants of the part of the Owner

To pay to the Council on the signing hereof the sum of TWENTY-FIVE THOUSAND POUNDS (£25,000.00) as a contribution towards the cost of alterations and improvements to the highway infrastructure at Waterhouse Street Hemel Hempstead aforesaid

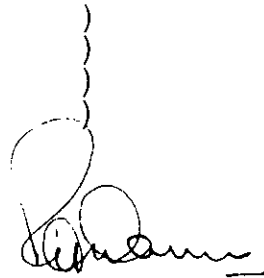
FOURTH SCHEDULE

Conditions to be attached to Planning Permission

1. The development to which this permission relates shall be begun within a period of five 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 development hereby permitted is occupied parking space for 61 cars as indicated on Plan Nos. 080/2/030B and 080/2/32B shall be laid out and constructed and thereafter maintained to the satisfaction of the local planning authority

THE COMMON SEAL of
DACORUM BOROUGH COUNCIL
was hereunto affixed
in the presence of:

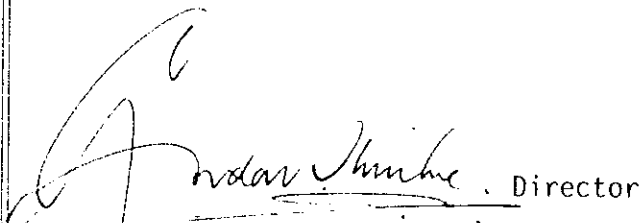


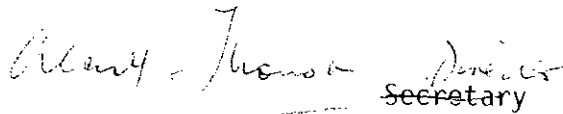
Chief Executive



Assistant Secretary
(Admin)

THE COMMON SEAL of the
OWNER
was hereunto affixed
in the presence of:


Director


Secretary

