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Town Planning  
Ref. No. ....4/0234/89.....  
Other  
Ref. No.....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM  
IN THE COUNTY OF HERTFORD

DD

To  
Apsley Village Club  
39 London Road  
Apsley  
Herts  
Rodney Porter FRICS  
The Old Red Lion  
33 Park Street  
Thame  
Oxon

.....Alterations and Extensions (Outline).....  
.....  
at..... Apsley Village Club, London Road, 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, 1973, as amended, the development proposed by you in your outline application dated .... 3.2.89. .... and received with sufficient particulars on ..... 7.2.89. .... 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.

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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, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- (3) To ensure a satisfactory development.
- (4) In the interests of highways safety.
- (5) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities for club members.

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 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 29(1), 30(1), 67 and 74 of the Act.

- (3) Details submitted in accordance with Condition 1 hereof shall include:
- a. a survey of the site including levels, natural features, trees and hedges
  - b. a scheme of landscaping indicating details of numbers, species, and proposed planting location of all new trees, shrubs and hedgerows, which shall be carried out in the first planting and seeding season following the occupation or completion of the development, whichever is the sooner. 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 otherwise agreed in writing with the local planning authority.
  - c. parking, circulation, loading and unloading facilities, which shall be provided prior to the development being occupied, and shall be used thereafter only for the purposes so approved.
- (4) Access to the development from London Road shall be restricted to the loading and unloading of beer lorries only. All other vehicles shall use the Kents Avenue access.
- (5) The development hereby permitted shall not be occupied until automatic barriers shall have been installed at the entrance to the car park.

Dated Seventh day of November 1989



CHIEF PLANNING OFFICER

DATE

23rd October

19 89

DACORUM BOROUGH COUNCIL

(1)

and

WILLIAM CAIN  
and  
HARRY WITTER PILLING

(2)

AGREEMENT pursuant to S.52 Town and  
Country Planning Act 1971 and S.33 Local Government  
(Miscellaneous Provisions) Act 1982  
relating to land situate at:  
Apsley Village Club  
London Road  
Apsley  
Hertfordshire

KEITH HUNT  
Borough Secretary  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts HP1 1HH

THIS AGREEMENT is made the 23rd day  
of October 1989  
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) Application has been made 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 the event that planning permission with or without conditions is granted by the Council or by the Secretary of State for the Environment pursuant to the Application described in The Second Schedule hereto (hereinafter

called "the Application") and such planning permission shall be implemented then this Agreement shall have full force and effect but not otherwise save that Clause 3 (b) hereof shall have full force and effect from the date hereof

2. 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 subject to the conditions set out in the Fourth Schedule hereto
  
3. 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
  
4. 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

William Cain of 88 Leys Road Hemel Hempstead Hertfordshire and  
Harry Witter Pilling of Millook The Common Kings Langley  
Hertfordshire

### The Land

Land and premises known as 39 London Road Apsley End Hemel  
Hempstead Herts shown edged red on the Plan annexed hereto

### The Owner's Interest in the Land

Unencumbered fee simple in possession as Trustees of Apsley  
Village Club

## SECOND SCHEDULE

### The Application and the Development

Application No. 4/0234/89

The Development consists of alterations and extensions to the  
premises

## THIRD SCHEDULE

### Covenants of the part of the Owner

1. The land shall not be occupied otherwise than by a Private  
Members Club having a maximum registered membership not  
exceeding 900 persons
2. The Owner shall permit the Council by its duly authorised

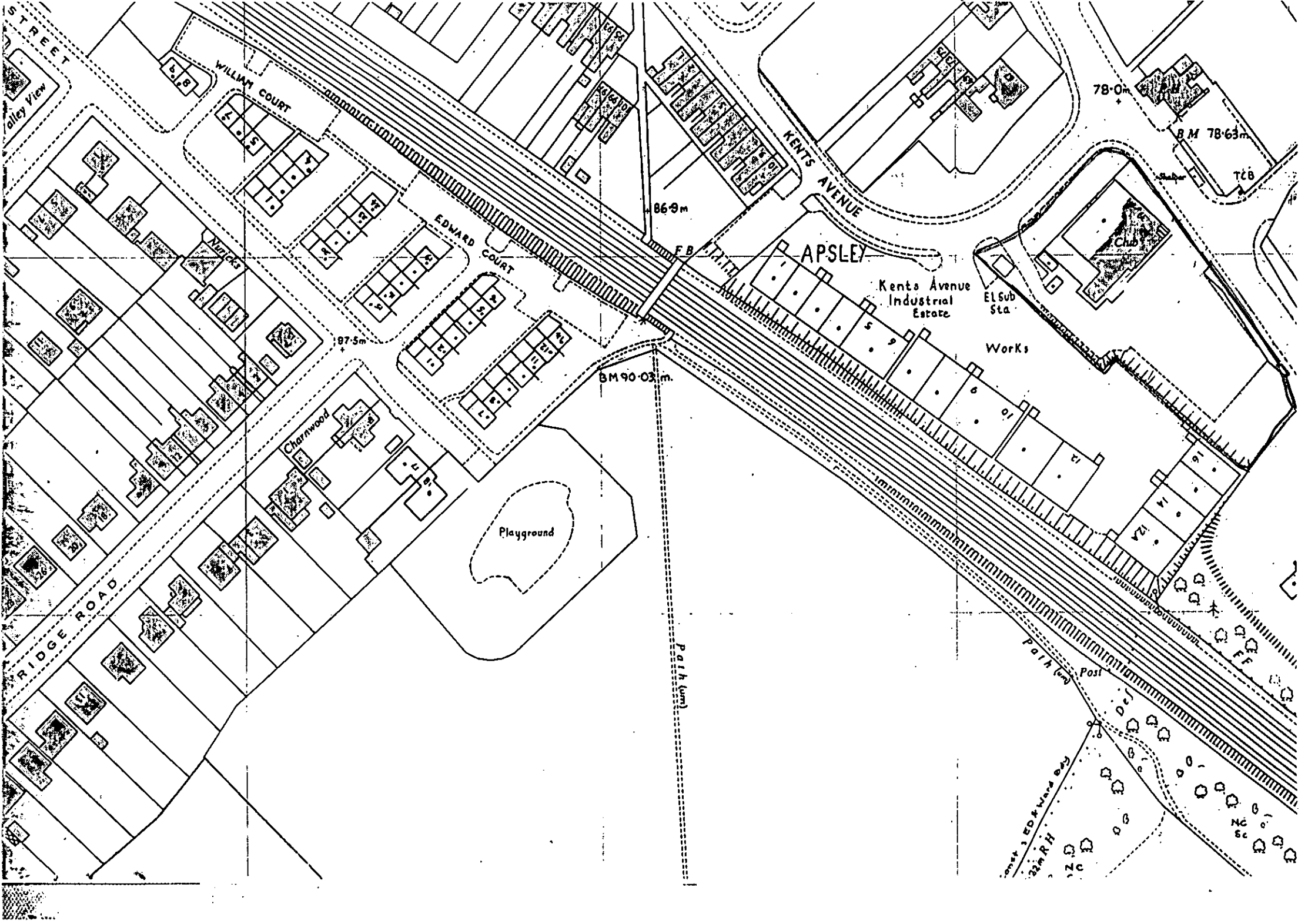
officers at all times and after giving reasonable notice in that behalf to enter the land and premises to inspect the Register of membership of any Private Members Club for the time being in occupation thereof

#### FOURTH SCHEDULE

##### Conditions to be attached to Planning Permission

1. The Development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting design landscaping and external appearance of the building and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State
2. 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 three years commencing on the date of this notice and 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 five years commencing on the date of this notice
  - (ii) the expiration of a period of two years commencing on the date upon which final approval is given to the local planning authority or by the Secretary of State or in the case of approval given on different dates the final approval by the local planning authority or the Secretary of State
3. Details submitted in accordance with Condition 1 hereof shall include:





Valley View  
STREET

WILLIAM COURT

EDWARD COURT

KENT'S AVENUE

APSLEY

Kenta Avenue Industrial Estate

E L Sub Sta

Works

78.0m

B.M. 78.63m

T.C.B.

86.9m

87.5m

B.M. 90.03m

Playground

Charnwood

RIDGE ROAD

Path (un)

Post

Post 1 ED & Ward 8/3  
22m P.H.

N.C.

S.C.

- (a) a survey of the site including levels natural features trees and hedges
  - (b) a scheme of landscaping indicating details of numbers species and proposed planting location of all new trees shrubs and hedgerows which shall be carried out in the first planting and seeding season following the occupation or completion of the development, whichever is the sooner. 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 otherwise agreed in writing with the local planning authority
  - (c) parking circulation loading and unloading facilities which shall be provided prior to the development being occupied, and shall be used thereafter only for the purposes so approved
4. Access to the development from London Road shall be restricted to the loading and unloading of beer lorries only. All other vehicles shall use the Kents Avenue access
5. The development hereby permitted shall not be occupied until automatic barriers shall have been installed at the entrance to the car park

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

(LS)

*L. Jones*

Chief Executive

*A. Owens*

Assistant Secretary  
(Admin)

SIGNED SEALED and )  
DELIVERED by )  
WILLIAM CAIN )  
in the presence )  
of: )

*W. Cain* (LS)

Name *J. E. Tresh*  
Address *41 Long John H. Hempstead*  
Occupation *None*

SIGNED SEALED and )  
DELIVERED by )  
HARRY WITTER PILLING )  
in the presence )  
of: )

*H. W. Pilling*

Name *J. E. Tresh*  
Address *41 Long John H. Hempstead*  
Occupation *None*

6.89/4/0234/89/KMP/TM/BS.6