

Town Planning
Ref. No. 1025470

Other
Ref. No.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

(1) To comply with the requirements of the Department of

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

W.F. Johnson & Partners,
39a High Street,
Hemel Hempstead,
Herts

Two storey office block

at William Cox Limited, London 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 1st March, 1978

and received with sufficient particulars on 2nd March, 1978

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 development hereby permitted shall be occupied only in association with the remainder of the premises within the same curtilage.

[illegible]

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being studied. This is done by the investigator who is responsible for the study. The investigator must first identify the problem that is being studied. This is done by the investigator who is responsible for the study.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a formal address, and it begins with the words "My Countrymen," and "I have the honor to acknowledge the receipt of your letter of the 28th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration."

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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 avoid the multiplicity of uses on this site which is within an area where industrial and office development would not normally be permitted.

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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 the notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, 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 make 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 Commission 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 the 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 369 of the Town and Country Planning Act 1971.