

File

H.C.C. Code No. **W/1051/65**

L.A. Ref. No. **9940/1**

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF **HEMEL HEMPSTEAD**  
URBAN DISTRICT OF .....  
~~RURAL DISTRICT OF~~  
~~.....~~

TOWN & COUNTRY PLANNING ACT, 1962

To

**Benkin's Watford Brewery Ltd.,  
P.O.Box 105,  
194 High Street,  
Watford.**

**These agents are:-  
Messrs.Fuller Hall and Foulsham,  
53 Marions,  
Hemel Hempstead.**

Use of land for the erection of a public house, yacht  
moorings, car park and residential development  
at **Fishery Road, HEMEL HEMPSTEAD**

Brief description and location of proposed development.

In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby permit the development proposed by you in your application dated ..... and received with sufficient particulars on **4th May 1965** and shewn on the plan(s) accompanying such application, **5th May 1965** (as amended 27.9.65) subject to the following conditions:—

1. This permission relates only to the use of land and excludes approval to the layout shown on the applicant's drawing No.1051/1.
2. A scheme for landscaping the site shall be submitted to the local planning authority for their approval not later than six months after the start of the development hereby permitted and the scheme as approved shall be completed within one year after the date of such approval and thereafter maintained to the reasonable satisfaction of the local planning authority.
3. Provision shall be made within the curtilage of the site simultaneously with the carrying out of the development hereby permitted for the parking of cars in connection with the proposed uses in accordance with the standards of car parking adopted by the local planning authority and such provision shall be kept continuously available during the use of the site for the purposes proposed.
4. Land (shown hatched green on <sup>attached</sup> plan 9940/1) shall be reserved for the improvement of the highway.
5. The floor area used for offices shall at no time exceed 3,000 square feet.

the permission referred to in this notice depends on the following conditions:

- (i) A consent under section 77 of the Town and Country Planning Act, 1962;
- (ii) A passing of the plans for the development for the purposes of section 77 of the Town and Country Planning Act, 1962 as amended;
- (iii) A consent under the Highways Act, 1959 (Drainage of Traffic Premises) Act, 1957;
- (iv) An approval under the Clean Air Act, 1956;
- (v) A passing of plans under the Thermal Insulation Act, 1957.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

1. Because it is considered that the proposed layout shown on the applicant's drawing No.1088/1 is unsatisfactory and in its present form would not meet the local planning authority's standards particularly relating to off-street parking facilities.
2. In order to enhance the appearance of the development and the locality generally.
3. To ensure the use of the site for the purposes proposed is not prejudicial to the safety and free flow of traffic on the adjoining highways.
4. To meet the requirements of the local highway authority.
5. That the use of the building, whether as originally erected or as subsequently extended or altered, shall be restricted so that (whether in consequence of a change of use or otherwise) it does not at any time contain office premises having an aggregate office floor space which exceeds 3,000 square feet.

Dated ..... day of ..... 19.....  
11th October 65

  
C. W. Park, Surveyor of the Council.

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 grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such 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 provisions of Section 17(1), 18(1) and 38 of the Act and 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 Minister of Housing and Local Government, 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 Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(4) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 and Part VI of the Town and Country Planning Act, 1962.