

This D.C. 3 on referred to in this notice does not constitute.

- (i) ... Public Health Acts 1936
- (ii) ... the Building Regulations 1965.
- (iii) ... the Public Health) Drainage of Trade P (res) Act 1937.
- (iv) An app ... under the Clean Air Acts 1956; and 1968; and the ... Insulation Act 1957.
- (v) A consen ... on 73 c ... highways Act 1909.

H.C.C.
Code No. ... **H/0039/73**

L.A.
Ref. No. ... **93/73D**

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the Borough of **HEMEL HEMPSTEAD**

Urban District of

Rural District of

TOWN & COUNTRY PLANNING ACT, 1971

To **J. Malm trading as Abbey Motors Limited, Paradise, HEMEL HEMPSTEAD.**

Whose Agent is: **Mr. G.C. Weatherly, Hempstead House, Marlowes, HEMEL HEMPSTEAD.**

Motor vehicle showroom and workshop

at **Redbourn 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 **26th January, 1973** and received with sufficient particulars on **29th January 1973** and shewn 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 until a comprehensive scheme (to include retention of existing vegetation on the boundaries and as much as possible within the site) of landscaping for the site has been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (3) No work shall be started on the development hereby permitted until details of materials to be used
 - (a) externally on the building and
 - (b) on the paved areas
 shall have been submitted to and approved by the local planning authority.
- (4) No work shall be started on the site until details of the method of draining the external paved areas shall have been submitted to and approved by 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 protect and enhance the visual amenities of the locality.
- (3))
- (4))
- (5)) To ensure the proper development of the site and to comply with the
- (6)) requirements of the local highway and planning authorities.
- (7))
- (8))
- (9))
- (10)) To comply with the terms of the Industrial Development Certificate
- (11)) issued by the Department of Trade and Industry.

Dated..... 19th day of..... March 1973



Town ~~Surveyor~~
Clerk/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 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, 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 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.

- (5) The development hereby permitted shall not be occupied until the car parking and circulation facilities shall have been approved as shown on plan 93/73D and these facilities shall be maintained at all times thereafter.
- (6) The showroom and office accommodation shall be used only in association with the remainder of the business to be carried out in the development hereby permitted.
- (7) The land hatched green on plan 93/73D shall be reserved for deceleration/acceleration lanes and visibility sight lines.
- (8) No walls, gates, fences, or other thing including trees, shrubs and other vegetation exceeding a height of 3' shall be placed on or planted in the land referred to in condition (7) hereof.
- (9) The building hereby permitted shall be first used by Abbey Motors (Hemel Hempstead) Ltd. for the carrying on of their undertaking as motor traders.
- (10) Not more than 18,000 sq. ft. of the floor space of the building shall be used for carrying on processes for or incidental to the purposes specified in Section 66(1)(a) of the Town and Country Planning Act 1971.
- (11) The building shall be used for the sale, repair and maintenance of motor vehicles and for no other purpose.

(Note: Conditions 9, 10 and 11 imposed by direction of The Department of Trade and Industry.)

C. W. Smith