

- D.C.3
in so far as it is in this notice does not contravene
- (i) or a car park in the
High Street, Hertford,
Building Nos. 15 & 16
(the Public Health) Drainage
of Lanes (England) Act 1937.
- (ii) An application under the Clean Air Acts 1956; and 1968;
and the Town and Country Planning Act 1972, including the
Planning (Control of Advertisements) Regulations 1973;
- (iv) A consent given under Section 73 of the Town and Country
Planning Act 1972.

H.C.C.
Code No. L/0392/73

L.A.
Ref. No. 5165

ADMINISTRATIVE COUNTY OF HERTFORD

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

Urban District of

Rural District of

TOWN & COUNTRY PLANNING ACT, 1971

To Mr. G. Cox Esq.,
12 Malvern Crescent,
Brighton,
Sussex. BN2 5JG

Conversion of four cottages to shops with
living accommodation
at 100-103 Louisa Road, Hemel Hempstead

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 Cox. No. 5165 and received with sufficient particulars on 12th November, 1973 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The development for which this permission relates shall be begun within a period of three years commencing on the date of this notice.

2. The date of issue is 12th November 1973.

3. This permission shall expire on the 31st December 1974

4. None of the shops shall be used as a cafe.

This is to give notice to all persons who may be interested in the development of the above-mentioned site that the same will be available for sale or lease at a reasonable price to any bona fide applicant who has the right to buy or let the same for the purpose of erecting a building or buildings thereon, and that the same will be sold or let on such terms and conditions as may be agreed between the parties to the sale or lease.

5. Applications for building regulations shall be made to the Building Control Officer of the Local Authority, and applications for planning permission shall be made to the Local Planning Authority, the address of which is given above. It is recommended that applications for planning permission should be submitted in writing, giving full details of the proposed development, and that the same should be accompanied by a site plan and drawings showing the proposed development in relation to the existing buildings and the surrounding area. It is also recommended that applications for building regulations should be submitted in writing, giving full details of the proposed development, and that the same should be accompanied by a site plan and drawings showing the proposed development in relation to the existing buildings and the surrounding area.

6. Applications for building regulations shall be made to the Building Control Officer of the Local Authority, and applications for planning permission shall be made to the Local Planning Authority, the address of which is given above. It is recommended that applications for planning permission should be submitted in writing, giving full details of the proposed development, and that the same should be accompanied by a site plan and drawings showing the proposed development in relation to the existing buildings and the surrounding area.

PLEASE SEE NOTES OVERLEAF

(S.S.H.)

(V. 343)

(V. 343)

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

~~This is to comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.~~

1. To ensure that the proposed development does not prejudice any future growth for the area.
2. So that the proposed development shall not endanger the safety and flow of traffic on the trunk road and to comply with the directions of the Minister of Transport.

NOTICE OF DEVELOPMENT ORDER DATED 17/3/73

17/3/73
Development
notional basis
being made
available to

Dated:

17/3/73

day of

March 1973

C. W. H.

Attest: 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.