

4/014177

D.C. 3

The permission referred to in this notice does not constitute.

- (i) A passing of plans or a consent for the purposes of the Public Health Acts 1936 and 1961; and the Building Regulations 1965.
- (ii) A consent under the Public Health (Drainage of Trade Premises) Act 1937.
- (iii) An approval under the Clean Air Acts 1956; and 1968; and the Thermal Insulation Act 1957.
- (iv) A consent under Section 75 of the Highways Act 1959.

H.C.C. Code No. W/6415/70

L.A. Ref. No. 25/66D

ADMINISTRATIVE COUNTY OF HERTFORD

HEMEL HEMPSTEAD

The Council of the Borough of .....

Urban District of .....

Rural District of .....

TOWN & COUNTRY PLANNING ACTS, 1962 to 1968

To Mr. B.G. Cross, Trading as A.G.C. Engineering Co.Ltd., Jannaways, London Road, Hemel Hempstead

Use for light industry and office

at Jannaways, London 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 1st February 1970 and received with sufficient particulars on 17th November 1970 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 six years commencing on the date of this notice.~~

1. This permission shall expire on the 31st December 1971.
2. This permission shall enure for the benefit of the present applicant only.
3. The use of the premises shall be limited to light industry as defined in Class III of Schedule to Use Classes Order 1963 and associated offices and for no other purpose and be not detrimental to amenities by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
4. The use of the building whether as now erected or 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 exceeding 10,000 sq.ft.

PLEASE SEE NOTES OVERLEAF

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 65 of the Town & Country Planning Act 1968.~~

1) So as not to prejudice any future proposals for the redevelopment  
2) of the area.

3. To protect the amenities of the adjoining residential property.

4. To comply with the provisions of the Control of Office and Industrial Development Act 1965.

Dated.....16th.....day of.....December.....19..70..

  
Town 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 Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.) The Minister 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 Minister 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. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).

(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 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 VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).

(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 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 of the Town and Country Planning Act 1962.