

### ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD  
~~HEMEL HEMPSTEAD~~  
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## TOWN & COUNTRY PLANNING ACT, 1962

To **A.E. Willmer & Co., Ltd.,** Whose agents are -  
 Corner Hall, Messrs. Matthews & Goodman,  
 Hemel Hempstead. 35 DUCKLERSBURY,  
LONDON, E.C.4.

Use of ground floor as offices and part  
 garden for light industry  
 at "Three Gables" Lawn Lane, 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 23rd January 1963 and received with sufficient particulars on 4th April 1963 and shewn on the plan(s) <sup>8152</sup> accompanying such application, subject to the following conditions:—

1. That detailed drawings of the industrial development hereby approved shall be submitted to and approved by the local planning authority before any development is commenced. Such drawings shall show:

- (a) siting
- (b) design
- (c) external appearance
- (d) means of access.

2. That not more than 7000 sq.ft. of industrial floorspace as defined in Section 21 of the Local Employment Act 1960 shall be erected on the land edged red on the plan which accompanied the letter dated 3rd April 1963 from Messrs. Matthews & Goodman

3. Detail drawings submitted under condition 1 above shall include provision for the accommodation for parking of all vehicles attending the proposed development in accordance with the standard adopted by the local planning authority and such provision shall be provided simultaneously with the construction of the development

4. The detailed particulars of the proposed development shall include a plan for the layout and landscape treatment of the whole site; the scheme for the treatment of the site, as approved by the local planning authority shall be started within two years of the date of this permission or such longer period as may be agreed in writing by the local planning authority and the maintenance of the scheme as approved shall be carried out to the reasonable satisfaction of the local planning authority.

PLEASE SEE NOTES OVERLEAF

Please Turn Over

The permission referred to in this notice does not consist of—

- (i) A consent under section 75 of the Highways Act 1959;
- (ii) A passing of the plans or a consent for any of the purposes of the Public Health Act, 1956 as amended;
- (iii) A consent under the Public Health (Drainage of Trade 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. To ensure that the details of the proposed development are satisfactory and to ensure that the proposed development does not prejudice the appearance of the locality or road safety.
2. To comply with the requirements of the Local Employment Act 1960 regarding industrial development certificates.
3. To ensure that the development hereby permitted makes adequate provision for the parking of all motor vehicles likely to be associated with the occupation of the proposed development in accordance with the policy of the local planning authority and does not result in standing vehicles on the adjoining highway.
4. To enhance the appearance of the proposed development and protect the amenities of the locality.

Dated 23rd day of April 1963

Town Clerk / *[Signature]*

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.