

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
URBAN DISTRICT OF
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT, 1962

To

J.L.Constantine & Co.Ltd.,
North Bridge Road
BERKHAMSTED, Herts.

Erection of 13 three-storey houses
at Ebbens 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 12th February 1963 and received with sufficient particulars on 13th February 1963 & amended on 29th April, 1963, and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. Details shall be submitted to and approved by the local planning authority of the dormer windows, canopy facing and garage entrance before the work starts.
2. The rear elevation of the building shall be treated the same as the front, i.e. with tile hanging and Tyrolean rendering.

PLEASE SEE NOTES OVERLEAF
Please Turn Over

and subject to the following conditions:

- (1) A consent under section 70 of the Town and Country Planning Act, 1936;
- (2) A plan of the plot or a consent for any use of the plot under the Town and Country Planning Act, 1936 as amended;
- (3) A certificate under the Public Health (Drainage) Act, 1937;
- (4) An approval under the Clean Air Act, 1936;
- (5) A passing of plans under the Town and Country Planning Act, 1937.

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

1. } To improve the character and appearance of the proposed building.
2. }

Dated 6th day of May 19 63


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 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.

BOROUGH OF HEMEL HEMPSTEAD

Town Hall,
Hemel Hempstead.

HIGHWAYS ACT 1959

Notice under Section 193(1) requiring payment or security for payment of such sum as would be recoverable under the appropriate street works code.

WHEREAS plans for the proposed erection of 13 three-storey houses (hereinafter called "the building") in ~~(at)~~ Ebberns Road have been deposited by you ~~(on your behalf)~~ in accordance with building byelaws and passed by the Hemel Hempstead Borough Council on the 2nd March 1963

AND WHEREAS the building will front on to a private street, namely, Ebberns Road and will be subject to the provisions of Section 192 of the Highways Act 1959:

AND WHEREAS the Council of the Borough of Hemel Hempstead as the local authority under the Act are of the opinion that the sum of Three hundred and thirty-four pounds (£334) ~~shillings and xxxxxxxxxxxxxxxpence~~ would be recoverable as private street works expenses in respect of the frontage of the proposed building on the said private street if the Council were now to carry out such street works in the street as they would require under Part IX of the Highways Act 1959 before declaring the street to be a highway repairable by the inhabitants at large:

NOW THEREFORE the Council, in pursuance of their powers under Section 193(1) of the Highways Act 1959 HEREBY GIVE YOU NOTICE that they require from the owner of the land on which the building is to be erected the payment to them, or the securing to their satisfaction of the payment to them of the beforementioned sum before any work shall be done in or for the purpose of erecting the building.

The person on whom this Notice is served, or, if he is a different person, the owner of the land on which the building is to be erected may, not later than one month after the service of this Notice, appeal to the Minister of Housing and Local Government, who may substitute a smaller sum for the sum specified above.

Dated this 4th day of March 19 63

(Signed) C.W.G.T. KIRK

Town Clerk

..... J.L. Constantine & Co., Ltd.,

North Bridge Road,

Berkhamsted, Herts.
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HEMEL HEMPSTEAD DEVELOPMENT CORPORATIONDEVELOPMENT CERTIFICATE

WHEREAS ADDRESSOGRAPH-MULTIGRAPH LIMITED of Maylands Avenue Hemel Hempstead in the County of Hertford have requested permission to develop certain land at Hemel Hempstead which is owned by the Corporation and is more particularly described in the Schedule hereto in manner which conforms with an approval of the Minister of Housing & Local Government under Section 3(1) of the New Towns Act 1946.

NOW therefore the Corporation pursuant to paragraph 3(2) of the Special Development Order hereby grants you permission to develop on the said land by the erection of extensions to your factory, viz., units 3, 4, 13A, 5 and 6, a garage and a paint store, in accordance with drawings Numbers 613R2, 622, 623, 624 and 635 annexed hereto.

DATED this 15th day of June 1961

(sgd.) G.B.S.Hindley

General Manager
Hemel Hempstead Development Corporation

SCHEDULE

ALL that piece or parcel of land situate in Maylands Avenue Hemel Hempstead in the County of Hertford as is more particularly delineated on the said drawing No. 613R2 and thereon edged red.

Please note:

1. The permission referred to frees you from the necessity of obtaining a planning permission under the Town and Country Planning Act 1947 but does not constitute -
 - (i) a consent under the Public Health (Buildings in Streets) Act 1888
 - (ii) a passing of the plans or a consent for any of the purposes of the Public Health Act 1936 as amended
 - (iii) a consent under the Public Health (Drainage of Trade Premises) Act 1937
 - (iv) a consent by the Board of Trade under Section 14(4) of the Town and Country Planning Act 1947
2. This permission is not to be read as consent by the Corporation to abrogation or variation of any conditions covenants or agreements contained in any Building Agreement, Conveyance, Lease or other assurance with or by the Corporation.

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