

ADMINISTRATIVE COUNTY OF HERTFORD

7

The Council of the BOROUGH OF Hemel Hempstead  
 URBAN DISTRICT OF XXXXXXXXXXXX  
 RURAL DISTRICT OF XXXXXXXXXXXX

TOWN & COUNTRY PLANNING ACT, 1962

To

Top Rank Home and Leisure Services Ltd., Whose agents are:  
 23 High Street, Hemel Hempstead.  
 Gian Design Ltd.,  
 69a Station Road,  
 West Drayton, Middx.

Erection of workshop
at Plot 7 off Durrants Hill 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 22nd February 1965 and received with sufficient particulars on 23rd February 1965 and shewn on the plan(s) 8675/19 accompanying such application, subject to the following conditions:—

1. The land the subject of this application and the building the erection of which is hereby permitted shall be occupied for a period of five years from the date of their first occupation after substantial completion of the building only by an industrial undertaking occupying on the date hereof an industrial building as defined in the Town and Country Planning (Use Classes) Order 1963, within the County of Hertfordshire.
2. A scheme for landscaping the site (including the erection of a screen fence or wall at least 6 feet high alongside the canal) shall be submitted to the local planning authority for their approval not later than six months after the commencement of the development hereby permitted and the scheme as approved shall be completed within one year after the date of such approval and thereafter maintained to the reasonable satisfaction of the local planning authority.
3. Accommodation for parking of vehicles attending the proposed development shall be provided simultaneously with the proposed development to the extent indicated on the application plan.
4. No goods or waste products shall be stored and no materials shall be processed outside the buildings.
5. The development hereby permitted shall not start until all public rights of way over so much of Frogmore Crescent as lies within the site have been extinguished.

PLEASE SEE NOTES Please Turn Over OVERLEAF

The permission referred to in this notice does not consist

- (i) A consent under section 77 of the Highways Act 1959;
- (ii) A passing of the plans or a consent for any purpose of the Public Health Act, 1936 as amended;
- (iii) A consent under the Public Health (Drainage of Trade Premises) Act, 1937;
- (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 use of this land is in conformity with the local planning authority's policy of restricting the introduction of new industry into Hertfordshire in accordance with the County development plan principle of the restriction of the growth of industry and population within the County.
2. In order to enhance the appearance of the development and the locality generally.
3. To ensure the proposed development makes adequate provision for the parking of vehicles likely to be ~~XXXXXXXXXX~~ associated with the occupation of the proposed development in accordance with the policy of the local planning authority.
4. In the interests of the appearance of the proposed development and of the locality.
5. To ensure that the public rights of way over Frogmore Crescent are not obstructed or infringed.

Dated ..... day of ..... 19.....  
25th ..... March ..... 65

*C. W. [Signature]*

Clerk/Surveyor of the Council.

Town ..... XXXXXX

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.