

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF
URBAN DISTRICT OF BERKHAMSTED.
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT, 1947

To Hydrol Cement Waterproofers Ltd.,
p.p.R.E.Hulse Esq.,
4, Castle Hill.
BERKHAMSTED.

Outline application for two factories
at North Bridge Road.

Brief description and location of proposed development.

In Pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, and under the COUNTY OF HERTFORD (Delegation of Planning Functions) Scheme, 1952; the Council on behalf of the Local Planning Authority hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 2.4.62. and received with sufficient particulars on 16.4.62. and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. The approval of the local planning authority is required before any development is commenced to its—
*(a) siting;
* (b) design;
* (c) external appearance;
* (d) means of access.
2. This permission does not include permission for the two proposed buildings the subject of this application, to be occupied by the same industrial firm.

* Delete as necessary.

Please turn over.

3. A minimum space of 20 ft. shall be provided between the two proposed buildings and 10 ft. between each building and the side boundaries of the site.
4. Provision shall be made within the site, simultaneously with the carrying out of the development hereby permitted, for the parking of cars on the basis of one car space to every 500 sq.ft. gross floor space of Factory No.1 and one car space to every 700 sq.ft. gross of Factory No.2
5. Provision shall be made within the site for the loading and unloading of all goods entering or leaving the proposed factories.
6. No part of the site outside the proposed building shall be used for the storage of waste materials, packing cases or materials of any kind.

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

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.
2. To ensure the development hereby permitted complies with the statutory regulations regarding the submission of Industrial Development Certificates.
3. To ensure the satisfactory siting of the proposed buildings and in their relationship to each other and to industrial buildings on adjoining land.
4. To ensure adequate provision is made for the parking of all vehicles within the site, in accordance with the standards adopted by the Local Planning Authority.
5. In the interests of the safety and free flow of traffic on the North Bridge Road.
6. In the interests of the visual amenities of the area.

Dated..... 21st day of..... May, 19 62

T. C. Padden
Clerk/Surveyor of the Council.

NOTE.

(1) 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 by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. 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 14 of the Act and of the Development Order and to any directions given under the Order.

(2) 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 Borough or 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 19 of the Town and Country Planning Act, 1947.

(3) 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 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 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.