

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Commission for the New Towns, Rodok Limited, These agents are -
Alan Court, Waterhouse Street, Watlands Avenue, Messrs. Fuller, Hall &
Hemel Hempstead Hemel Hempstead. Foulcher,
53 Marlowe,
Hemel Hempstead.

erection of warehouse,
at Swallowale 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 4th February 1969 and received with sufficient particulars on 14th February 1969 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1. A scheme for landscaping the site 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 so 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.
- 2. Accommodation for the parking of vehicles adjoining the proposed development shall be provided simultaneously with the proposed development to the extent indicated on plan 5719/1.
- 3. The development shall be used only as a warehouse and for no other purpose.
- 4. No goods or waste products shall be stored outside the building.
- 5. This permission does not relate to the "future extensions" shown by dotted lines on the applicant's drawing No. 1060/5A.

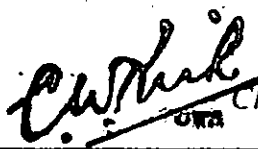
The permission referred to is—

- (i) A consent under section 17(1) of the Town and Country Planning Act, 1962;
- (ii) A passing of the proposed development for any of the purposes of the Town and Country Planning Act, 1962 as amended;
- (iii) A consent under the Public Health Act, 1936 (or under the Public Health (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. In order to enhance the appearance of the development and the locality generally.
- 2. To ensure the proposed development makes adequate provision for the parking of vehicles likely to be associated with the occupation of the proposed development in accordance with the policy of the local planning authority.
- 3. To ensure that the building is not used for any other purpose without the prior consent of the local planning authority.
- 4. In the interests of the appearance of the proposed development and of the locality.
- 5. Because insufficient information is given in the application to give proper consideration to the proposed extensions.

Dated fifth day of April 19 65


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.

W/198/65.

PT/BEH/W/198/65 &
W/507/65.

COUNTY PLANNING OFFICER.

10th March, 1965.

Warehouse, Swallowdale Lane, Hemel Hempstead.
W/198/65.
Warehouse North side Swallowdale Lane, Hemel
Hempstead. W/507/65.

I attach the application file No. W/507/65 relating to this development together with a previous application file No. W/198/65 which has been withdrawn but includes correspondence from the applicant's architects Messrs. Fuller Hall & Foulsham together with the Borough Council's comments, on which I shall be glad to receive your observations before a recommendation is made.

You will be aware that the land is shown for Green Belt purposes on the Review Map but in the Statement (Page 53) it reads that "The Council would not oppose the use of land lying to the north of Swallowdale Lane should it be required for suitable industrial expansion".

I have not had time to digest the application thoroughly but subject to the principle of development on this site being accepted, the proposal seems generally satisfactory, providing agreement can be reached on car parking facilities and landscaping.

I understand in fact, that Mr. Bee has spoken to you personally on this matter and you have promised to expedite an early decision.



Divisional Planning Officer.