

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
~~UNION DISTRICT OF~~
~~ROBBERIE DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1962

To **Jepps & Korsted Ltd.**
Wood Lane
Hemel Hempstead.

<p><u>Workshop, offices and flat</u></p> <p>at <u>Riversand Road, Hemel Hempstead</u></p>

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 24th February 1965 and received with sufficient particulars on 25th February 1965 and shewn on the plan(s) ⁸⁷⁸² accompanying such application, subject to the following conditions:—

1. The land the subject of this application and the industrial buildings the erection of which are hereby permitted shall be occupied for a period of five years from the date of their first occupation after completion 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 shall be submitted to the local planning authority for their approval not later than six months after the start 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. Provision shall be made within the curtilage of the site simultaneously with the carrying out of the development hereby permitted for the parking of cars in connection with the use of the whole of the premises in accordance with the standards of car parking adopted by the local planning authority and such provision shall be kept continuously available.
4. The land shown as "drying area and car space for the flats" shall be provided when the development takes place and used for no other purpose.

PLEASE SEE NOTES ^{Please Turn Over} OVERLEAF

- the permission of the Council.
- (i) A consent under the Highways Act 1959 for any of the premises to be used for any of the purposes specified in Section 195 as amended;
- (ii) A consent under the Health (Drainage of Trade Premises) Act, 1937;
- (iii) A consent under the Clean Air Act 1956;
- (iv) An approval under the Town and Country Planning 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 use of the premises for the purpose hereby permitted is not prejudicial to the safety and free flow of traffic on the adjoining highways.
4. To provide reasonable facilities for the occupant of the flat.

Dated 6th day of April 1955.

C. W. Threl

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.