

D.C. 3

H.C.C.
Code No. **W/787/56**

L.A.
Ref. No. **5165**

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF Henel Hempstead

~~Henel Hempstead~~

~~Henel Hempstead~~

TOWN & COUNTRY PLANNING ACT, 1947

To **H. G. Cox**
52 Dyme Road,
Bromleybury,
London, N.W.6.

Conversion of four cottages to shops
with living accommodation
at **100-106 London Road**
Henel Hempstead

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 Functions) Scheme **1952** the Council on behalf of the Local Planning Authority **hereby permit** the development proposed by you in your application dated **4th April 1956** and received with sufficient particulars on **12th April 1956** and shewn on the plan(s) **No. 5165** accompanying such application, **subject** to the following conditions:—

1. The permission hereby granted shall expire on the 31st December 1965, by which date the use hereby authorized shall cease and the existing premises shall be returned to their present residential use, unless application is made to, and permission granted by the Henel Hempstead Borough Council, for the retention of the proposed development.
2. The new shop fronts shall include doorways and are to be in accordance with drawings submitted to and approved by the Highway Authority before any work is commenced.
3. None of the shops shall be used as a cafe.
4. Submission and approval before development is commenced of details of the proposed conversion and alterations to the existing premises.

The permission referred to in this notice does not constitute:

- (i) A consent under the Public Health (Buildings in Streets) Act, 1833;
- (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.

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

1. To ensure the proposed development does not prejudice the proposal of the Hemel Hempstead Development Corporation for the re-development of this site as part of an open space.

2. and 3. So that the proposed development shall not prejudice the safety and free flow of traffic on the Trunk Road and to comply with the direction of the Minister of Transport.

4. To ensure that the proposed development is satisfactory.

Dated.....14th.....day of.....June.....19 56

Town 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 Town and Country Planning 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 Town and Country Planning, 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 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 Sections 20 and 79 of the Town and Country Planning Act, 1947.

H.C.C. Code No.	v/587/56
L.A. Ref. No.	5163

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD

~~URBAN DISTRICT OF~~

~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1962

To

Mr. B.G. Cox,
15 Basehill Road,
Bottingdean, Dighton,
Sussex.

..... Conversion of four cottages to shops with living accommodation at 100-106 London 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 for renewal and received with sufficient particulars on the 10th November 1966 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The permission hereby granted shall expire on the 31st December 1967, by which date the use hereby authorised shall cease and the existing premises shall be returned to their present residential use, unless application is made to, and permission granted by the local planning authority for the retention of the proposed development.
2. The new shop fronts shall include doorways and are to be in accordance with drawings submitted to and approved by the highway authority before any work is started.
3. None of the shops shall be used as a cafe.
4. Details of the proposed conversion and alterations to the existing premises shall be submitted to and approved by the local planning authority before the development is started.

PLEASE SEE NOTES OVERLEAF *Over*

The permission referred to in this notice does not constitute—

- (i) A passing of plans or a consent for the purposes of the Public Health Acts 1936 and 1961 and the Building Regulations 1965.
- (ii) A consent under the Public Health (Drainage of Trade Premises) Act 1937.
- (iii) An approval under the Clean Air Act 1956 and the Thermal Insulation Act 1957.
- (iv) A consent under Section 75 of the Highways Act 1959.

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

1. To ensure the proposed development does not prejudice the future redevelopment of the area.
- 2 and 3. So that the proposed development shall not prejudice the safety and free flow of traffic on the trunk road and to comply with the direction of the Minister of Transport.
4. To ensure that the proposed development is satisfactory.

Dated fourth day of January 19 67

[Signature]
Town Clerk / Surveyor of the Council.
XXXXXXX

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.

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF **HIMEL HEMPSTEAD**
URBAN DISTRICT OF
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT, 1962

To

Mr. A.G. Cox,
15 Besehill Road,
Nettingden, Brighton,
SUSSEX

conversion of four cottages to shops with
living accommodation
at 100-106 London Road,
HIMEL 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 for renewal~~ and received ~~with sufficient particulars~~ on the 3rd November 1965 and shown on the plan(s) accompanying such application, subject to the following conditions:—

1. The permission hereby granted shall expire on the 31st December 1966, by which date the use hereby authorized shall cease and the existing premises shall be returned to their present residential use, unless application is made to, and permission granted by the local planning authority for the retention of the proposed development.
2. The new shop fronts shall include doorways and are to be in accordance with drawings submitted to and approved by the highway authority before any work is started.
3. None of the shops shall be used as a cafe.
4. Submission and approval by the local planning authority of details of the proposed conversion and alterations to the existing premises before the development is started.

PLEASE SEE NOTES OVERLEAF
Please Turn Over

- (i) A consent under section 73 of the Town and Country Planning Act, 1962;
- (ii) A passing of the plans or a consent or approval for the purposes 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) The 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 the proposed development does not prejudice the future redevelopment of the area.
- 2 and 3. So that the proposed development shall not prejudice the safety and free flow of traffic on the trunk road and to comply with the direction of the Minister of Transport.
4. To ensure that the proposed development is satisfactory.

Dated day of 19.....

Ninth

February

66

[Signature]
Clerk/Surveyor of the Council.

Town XXXXXXX

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.

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
~~HEMEL HEMPSTEAD~~
~~HEMEL HEMPSTEAD~~

TOWN & COUNTRY PLANNING ACT, 1962

To
 E.G.Cox, Esq.,
 19 Roedern Crescent,
 Brighton, BN2 5 RD,
 Sussex.

Conversion of four cottages to shops with living accommodation at 100-106 London Road HEMEL HEMPSTEAD
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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 for renewal~~ received ~~with sufficient particulars~~ on 1st December 1967 and shown on the plan(s) accompanying such application subject to the following conditions:—

1. The permission hereby granted shall expire on the 31st December 1968, by which date the use hereby authorised shall cease and the existing premises shall be returned to their present residential use.
2. The new shop fronts shall include doorways and are to be in accordance with drawings submitted to and approved by the high-way authority before any work is started.
3. None of the shops shall be used as a cafe.
4. Details of the proposed conversion and alterations to the existing premises shall be submitted to and approved by the local planning authority before the development is started.

PLEASE SEE NOTES OVERLEAF
 Please Turn Over

- (i) A passing of plans or a consent for the purposes of the Public Health Acts 1936 and 1951; and the Building Regulations 1965.
- (ii) A consent under the Public Health (Drainage of Trade Premises) Act 1937.
- (iii) An approval under the Clean Air Act 1956; and the Thermal insulation Act 1957.
- (iv) A consent under Section 75 of the Highways Act 1959.

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

1. to ensure the proposed development does not prejudice the future redevelopment of the area.
- 2 and 3. So that the proposed development shall not prejudice the safety and free flow of traffic on the trunk road and to comply with the direction of the Minister of ^{TRANSPORT}
4. To ensure that the proposed development is satisfactory.

Dated first day of January 1968

C. W. Hill
 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.