

D.C.3.

H.C.C.  
Code No. W/800/63

L.A.  
Ref. No. 8092/1

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. R.J. Amos,  
Tudor Lodge,  
Leven Avenue,  
Bournemouth.

factory and conversion of houses to offices  
at Ebbens 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 17th April 1963 and received with sufficient particulars on 19th April 1963 and shewn on the plan(s) 8092 accompanying such application, subject to the following conditions:—

*Handwritten signature/initials*

1. That detailed drawings of the alterations and improvements to the proposed offices shall be submitted to and approved by the local planning authority within three months of the start of the proposed factory and completed in accordance with the drawings so approved to the satisfaction of the local planning authority before the offices are occupied.
2. That the existing dwellings hereby approved as offices shall not be used for residential development after the commencement of industrial operations in the proposed factory.
3. A scheme for the landscape treatment of the forecourt of the site shall be submitted to the local planning authority for their approval not later than six months after the date of this permission and the scheme as approved shall be complete within one year after the date of such approval and thereafter maintained to the reasonable satisfaction of the local planning authority.
4. Accommodation for parking of vehicles attending the proposed development shall be provided within three months of the date of this permission to the extent indicated on the amended drawing submitted in April 1963.
5. The reservation of land (shown hatched green on plan 8092/1) for the improvement of the highway.

PLEASE SEE NOTES OVERLEAF  
*Please Turn Over*

The permission referred to in this notice does not constitute:-

- (i) A consent under section 75 of the Highways Act 1959
- (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;
- (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 the interests of the amenity of the locality.
2. It is considered that the dwellings would be unsuitable for residential purposes in view of the proximity of industrial premises.
3. In the interests of the <sup>usual</sup> amenity of the locality.
4. To ensure the proposed development makes adequate provision for the garaging of cars likely to be associated with the occupation of the proposed development in accordance with the policy of the local planning authority.
5. To meet the requirements of the local highway authority.

Dated 21st day of May 1962

  
Town Clerk ~~Supervisor 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.