

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF **HEMEL Hempstead**

~~URBAN DISTRICT OF~~

~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1962

To **Flowers Breweries Limited,**
Park Street West,
LUTON

Whose agents are -
Messrs. Fuller, Hall & Poulsham,
53 Marlowes,
Hemel Hempstead

..... Site for public house
.....
at Leverstock Green 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, ⁶³ the development proposed by you in your outline application dated **9th March 1965** and received with sufficient particulars on **7th April 1965** ⁸⁷²¹ and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- The approval of the local planning authority is required before any development is commenced to its—
*(a) siting; *(b) layout; *(c) design; *(d) external appearance; *(e) means of access.

2. Screen fencing ^{to approved design} ~~shall~~ shall be erected on the boundary of the site before the public house is occupied and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.

3. 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 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.

4. Accommodation for the parking of vehicles attending the proposed development shall be provided simultaneously with the development to the extent indicated on the applicant's drawing No. 879-3.

*Delete as necessary.

Please Turn Over

PLEASE SEE NOTES OVERLEAF

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 plan or a consent for any of the purposes of the Planning Act, 1956 as amended;
- (iii) A consent under the Health (Drainage of Trade 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. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950:63

2. To ensure that the privacy enjoyed by the occupiers of adjoining residential property is adequately maintained.

3. In order to enhance the appearance of the development and the locality generally.

4. To secure car parking provision in connection with the use of the proposed development in the interests of the safety and free flow of traffic on the adjoining highways.

Dated Eleventh day of July 1967



Clerk/Surveyor of the Council.
TOWN

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.