

D.C. 3

H.C.C. W/1104/58

Code No.

L.A. 6241.

Ref. No.

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF HEMEL HEMPSTEAD

~~WERRANO DISTRICT~~

~~ROXLEY DISTRICT~~

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. R. Rushton & Co.,
190 St. Albans Road,
Watford, Herts.

Whose agent is:- R.J. Aitchison, Esq.,
63 Marlowes,
Hemel Hempstead.

Use as professional offices,
at 75 Marlowes, Hemel 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 Planning Functions) Scheme, 1952, the Council on behalf of the Local Planning Authority **hereby permit** the development proposed by you in your application dated 1st July 1958 and received with sufficient particulars on 3rd July 1958 and shewn on the plan 6241 accompanying such application, **subject** to the following conditions:—

The change of use to offices shall be restricted to the ground floor of the premises only.

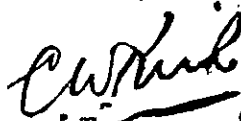
The permission referred to in this notice does not constitute -

- (i) A consent under the Public Health (Buildings in Streets) Act, 1888;
- (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:—

To preserve the general residential character of an area shown in the Hemel Hempstead master plan as being a high density residential area.

Dated 3rd day of September 1958.



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 Housing and Local Government 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 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 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.

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HEMEL HEMPSTEAD DEVELOPMENT CORPORATIONDEVELOPMENT CERTIFICATE

WHEREAS THE TRUSTEES OF THE NEW HOUSING ASSOCIATION have requested permission to develop certain land at Hemel Hempstead which is owned by the Corporation and is more particularly described in the Schedule hereto in manner which conforms with an approval of the Minister of Housing & Local Government under Section 3(1) of the New Towns Act 1946.

NOW therefore the Corporation pursuant to paragraph 3(2) of the Special Development Order hereby grants you permission to develop on the said land by the erection of nine pairs of semi-detached dwellinghouses in accordance with the drawings annexed hereto.

DATED this 11th day of February 1959

(sgd.) G.B.S.Hindley

General Manager
Hemel Hempstead Development Corporation

SCHEDULE

ALL those pieces or parcels of land situate at Cornerhall Hemel Hempstead in the County of Hertford as the same are more particularly delineated on the plan annexed hereto and thereon edged red.

Please note:

1. The permission referred to frees you from the necessity of obtaining a planning permission under the Town and Country Planning Act 1947 but does not constitute -
 - (i) a consent under the Public Health (Buildings in Streets) Act 1888
 - (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) a consent by the Board of Trade under Section 14(4) of the Town and Country Planning Act 1947

2. This permission is not to be read as consent by the Corporation to abrogation or variation of any conditions covenants or agreements contained in any Building Agreement, Conveyance, Lease or other assurance with or by the Corporation.