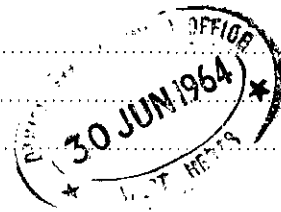


ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
~~URBAN DISTRICT OF~~
~~RURAL DISTRICT OF~~



TOWN & COUNTRY PLANNING ACT, 1962

To L.S.Plummer, Esq.,
151 Ebberns Road,
Hemel Hempstead.

Whose agents are:
Messrs.Allwright and Stiles,
11 Marlowes,
Hemel Hempstead.

Site for industrial use
at Ebberns 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, 1950⁶³ the development proposed by you in your outline application dated 14.5.64 and received with sufficient particulars on 15.5.64 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. 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. Car parking accommodation in accordance with the standards adopted by the local planning authority shall be provided within the curtilage of the site.
3. Any buildings that may be erected on this land shall not exceed a total of 5,000 sq. ft. of industrial floor space.
4. A scheme for landscaping treatment of the site shall be submitted to the local planning authority for their approval not later than six months after the start of development hereby permitted, the scheme as approved to be completed in twelve months and thereafter maintained to the reasonable satisfaction of the local planning authority.
5. Reservation of land (shown hatched green on plan 8548) for the future improvement of the highway. Please Turn Over

PLEASE SEE NOTES OVERLEAF

The permission referred to in this notice does not constitute:

- (i) A consent under section 10 of the Factories Act 1959
- (ii) A passing of plans under section 10 for any of the purposes mentioned in section 10(3) as amended
- (iii) A consent under section 10 of the Building 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. The application as submitted was not accompanied by an industrial development certificate as required by Section 38 of the Town and Country Planning Act 1962 for a building containing more than 5,000 sq.ft. of industrial floor space.
3. To avoid obstruction of the surrounding streets in the interests of road safety, to ensure free flow of traffic on the public highway and to safeguard the amenities of nearby premises.
4. To protect and enhance the visual amenities of the locality.
5. To meet the requirements of the local highway authority.

Dated 24th day of June 19 64

Lowrie
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.