

ADMINISTRATIVE COUNTY OF HERTFORD

HEMEL HEMPSTEAD

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

TOWN & COUNTRY PLANNING ACT, 1962

To **S.H. Pratt & Co. Ltd.,**
Garden Lane,
Bois Lane,
Chesham Bois, Amersham,
Bucks.

whose agents are -
R.M. Drawing Services,
75 Broad Street,
Chesham, Bucks.

fruit stores and offices
at Riversend 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 **23rd June 1965** and received with sufficient particulars on **29th June 1965** and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The premises shall be used only for storage purposes and distribution depot with ancillary offices and for no other purpose whatsoever.
2. A landscaping scheme shall be submitted to the local planning authority for approval within six months of work starting on the site; the scheme, as approved, to be completed within twelve months and thereafter maintained to the reasonable satisfaction of the local planning authority.
3. Screen fencing 6 ft. high shall be provided on the western boundary of site before the buildings are occupied and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
4. No goods or waste products shall be stored outside the buildings.
5. Car parking facilities to be determined by the local planning authority and shall be provided simultaneously with the development hereby permitted and shall be used for no other purpose - the access ways and manoeuvring space to be kept clear at all times.
6. The floor area for offices shall at no time exceed 3,000 square feet.

The permission referred to in this notice does not include

- (i) A consent under Section 75 of the Town and Country Planning Act, 1962.
- (ii) A passing of a resolution under Section 106 of the Town and Country Planning Act, 1962.
- (iii) A consent under Section 106A of the Town and Country Planning Act, 1962 (Development Order).
- (iv) An approval under the Clean Air Act, 1956.
- (v) A passing of plans under the Thermal Insulation Regulations, 1957.

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

1. To ensure that the premises are not used for any other purpose without prior consent of the local planning authority.
2. }
3. } To protect the amenities of the locality.
4. }
5. To comply with the standards adopted by the local planning authority.
6. That the use of the building, whether as originally erected or as subsequently extended or altered, shall be restricted so that (whether in consequence of a change of use or otherwise) it does not at any time contain office premises having an aggregate office floor space which exceeds 3,000 square feet.

Dated 23rd day of September 19 65


Town Clerk / ~~Secretary 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.