

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
URBANDISTRICTOF
~~RURALDISTRICTOF~~

TOWN & COUNTRY PLANNING ACT, 1962

To
Hertfordshire Newspapers Ltd.,
Warwick House,
Marlowes,
Hemel Hempstead.

Whose agents are :-
Messrs. H.A. Rolls & Partners,
15 Bridge Street,
Leighton Buzzard.

Demolition of existing offices and re-erection	Brief description and location of proposed development.
at Warwick House, 39 Marlowes.	

HEMEL HEMPSTEAD

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, 1960, 63 the development proposed by you in your outline application dated 11th December 1964 and received with sufficient particulars on 14th December 1964 (as amended 13th January 1961 and shewn on the plan(s) ⁸⁷³¹ 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.
- Proposals for car parking complying with standards adopted by the local planning authority shall be submitted to and approved by the local planning authority before any ^{work} ~~work~~ is started on the site and the arrangements as approved shall be made before the building is occupied and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- Proposals for landscaping the site shall be submitted to the local planning authority for their approval not later than six months after the start of the development hereby permitted and if the scheme is unsatisfactory to them it shall be amended to their satisfaction not later than nine months after the start of the development hereby permitted and the scheme as approved shall be completed within twelve months of such approval and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
- The land hatched green on plan 8731 shall be reserved for future highway ^{improvement.}
*Delete as necessary.
- The building shall contain not more than 8,127 square feet of office ^{26/40} floor space.

Please Turn Over

PLEASE SEE NOTES OVERLEAF

- (i) A plan under the Town and Country Planning Act 1959
- (ii) A plan under the Town and Country Planning Act 1959
- (iii) A plan under the Town and Country Planning Act 1959
- (iv) An approval under the Town and Country Planning Act 1959;
- (v) A passing of plans under the Town and Country Planning 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 comply with the car parking standards adopted by the local planning authority.
3. To enhance and protect the visual amenities of the locality.
4. To meet the requirements of the local highway authority.
5. To comply with the terms of the Office Development Permit issued by the Board of Trade.

Dated.....23rd.....day of.....February.....19..67.....

C. W. H. H.

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.