

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To

W.P. Webber, Esq.,
23 Northwick Circle,
Kenton, Middlesex.

Whose agents are :-
Messrs. Stimpson, Lock & Vince,
9 Station Road,
Watford.

Renovation of premises for industrial use
at **Jansways, London 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 **5th December 1966** and received with sufficient particulars on **7th December 1966** and shewn on the plan(s) **372/66D** accompanying such application, subject to the following conditions:—

1. This permission shall expire on the 31st December 1975 and the use hereby permitted shall cease unless application is made to and approved by the local planning authority for it to continue after that date.
2. The development hereby permitted together with the land in the curtilage of that building as shown on the location plan of plan 372/66D shall be occupied only as one light industrial unit by one occupier only and shall not be let to, or occupied by, more than one occupier.
3. The use of the premises shall be limited to light industry as defined in Class III of the Use Classes Order 1963, and for no other purpose and be not detrimental to amenities by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
4. The land and buildings the subject of this application shall be occupied for a period of five years from the date of first occupation after the renovations hereby permitted only by an industrial undertaking occupying on the date hereof an industrial building as defined in the Use Classes Order 1963, within the county of Hertfordshire.

The following notice does not constitute:

- (i) A passing of plans or a consent for the purposes of the Public Health Acts 1936 and 1937, and the Building Regulations 1965.
- (ii) A consent under the Public Health (Drainage of Trade Premises) Act 1937.
- (iii) An approval under the Clean Air Act 1956; and the Thermal Insulation Act 1957.
- (iv) A consent under Section 75 of the Highways Act 1959.

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

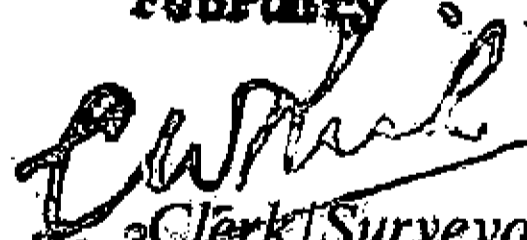
1. So as not to prejudice the proper use of the land for residential purposes as shown on the draft town map.

2. There is inadequate space on this limited site for parking and circulation of associated traffic including vehicles calling at the premises. The present access is unsatisfactory for additional turning traffic which would affect the safety and free flow of vehicles on the adjacent trunk road.

3. To safeguard the amenities enjoyed by the occupants of adjoining residential properties.

4. To ensure that the use of this land is in conformity with the local planning authority's policy of restricting the introduction of new industry into Hertfordshire in accordance with the County development plan principle of the restriction of the growth of industry and population within the County.

Dated 8th day of February 1967


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.

BOROUGH OF HEMEL HEMPSTEAD

A. H. TURNER
A.M.I.C.E., M.I.Mun.E., A.R.I.C.S.
Chartered Civil Engineer
Borough Engineer and Surveyor

TOWN HALL,
HEMEL HEMPSTEAD,
HERTS.
Tel.: Hemel Hempstead 3131.

21st JANUARY 1967

To M/S STIMPSON, LOCK + VINCE 9,
STATION ROAD, WATFORD

PUBLIC HEALTH ACTS 1936 and 1961 CLEAN AIR ACT 1956

NOTICE IS HEREBY GIVEN that in pursuance of the above Acts of the Building Regulations (as amended) made under the PUBLIC HEALTH ACT 1961, the Council of the Borough of Hemel Hempstead have PASSED the plans deposited by you with the Council on the 17TH day of JANUARY 1967 and numbered 372/66D showing a proposal to RENOVATE PREMISES FOR INDUSTRIAL USE, JANNAWAYS, LONDON ROAD, for MR. W. F. WEBBER

subject to the following conditions imposed under Section / of the Public Health Act 1936:

The passing of the said plans operates as an approval thereof only for the purposes of the requirements of the said Regulations and of the following Sections of the Public Health Act, 1936, viz:

- Section 25 (Buildings not to be erected without consent over sewer or drain shown on deposited map).
 - Section 37 (New buildings to be provided with any necessary drains, etc.).
 - Section 43 (Closet accommodation to be provided for new buildings).
 - Section 53 (Special provisions as to buildings constructed of materials which are short lived, or otherwise unsuitable for use in permanent buildings).
 - Section 54 (Power to prohibit erection of buildings on ground filled up with offensive material).
 - Section 55 (Means of access to houses for removal of refuse, etc.).
 - Section 59 (Exits, entrances, etc., in the case of certain public, and other, buildings).
 - Section 137 (As amended by Sec. 29 Water Act, 1945—New houses to be provided with sufficient water supply).
- and Section 10 of the Clean Air Act, 1956 (Height of Chimneys).

NOTICES in writing on the proper forms are to be sent to the Borough Engineer at the following stages of construction:

24 hours notice is required:

1. Before any work in connection with a new building or the alteration or extension of any building is started;
2. Before the execution of any works or the installation of any fittings in connection with any building are started;
3. When the ground has been excavated for the foundations and before it is covered;
4. Before the covering of any foundations or any concrete or other material laid over a site;
5. When the damp-course is laid and ready for inspection and before it is covered;
6. When the drains are laid and ready for haunching or covering.

Notice must also be given not more than 7 days after:

1. The completion of a drain;
2. The completion, alteration or extension of a building. (Notice is also required not less than 7 days before occupation if this takes place before completion);
3. The completion of the installation of fittings in a building.

YOUR ATTENTION IS DIRECTED TO THE STATEMENTS ON THE BACK OF THIS FORM.

.....
Borough Engineer and Surveyor.

(1) The passing of the Plan referred to in this notice does not constitute:—

- (i) A consent under Section 75 of the Highways Act, 1959.
- (ii) A consent under the Public Health (Drainage of Trade Premises) Act, 1937.
- (iii) An approval under Section 3 of the Clean Air Act, 1956 (New Furnaces).
- (iv) A passing of the plans for the purposes of the Thermal Insulation (Industrial Buildings) Act, 1957.
- (v) A permission for development under Part III of the Town and Country Planning Act, 1962.

(2) Attention is drawn to Section 66 of the Public Health Act, 1936, whereby it is provided that if the work to which the plans relate is not commenced within three years from the date of deposit, the local authority may declare that the deposit of plans shall be of no effect.

Town Planning 4/1222/74
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other (TEMP) HB 25/66D
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To A.G.C. Engineering Co. Ltd.,
"Janaways"
London Road,
Hemel Hempstead,
Herts.

Temporary use for light industry/office,
.....
"Janaways" London Road, Hemel Hempstead, Herts.
at

Brief description and location of proposed development.

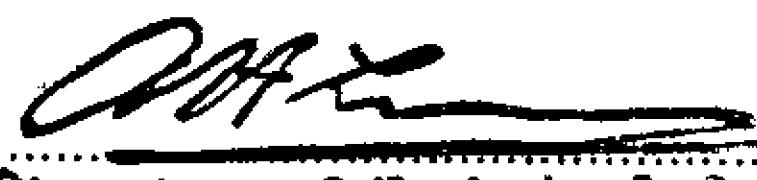
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 23rd December 1974 and received with sufficient particulars on 24th December 1974 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) ~~The development to which this permission relates is to be begun within a period of 10 years commencing on the date of this notice.~~
This permission shall expire on 31st December 1976.
- 2) This permission shall enure for the benefit of the present applicant only.
- 3) The use of the premises shall be limited to light industry as defined in Class III of Schedule to Use Classes Order 1972 and associated offices and for no other purpose and be not detrimental to amenities by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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

- (1) ~~To comply with the requirements of section 41 of the Town & Country Planning Act, 1971.~~
- 2) **So as not to prejudice any future proposals for the area.**
- 3) **To protect the amenities of the adjoining residential property.**

Dated..... 19th day of March 19 75

Signed..... 

Director of Technical Services

Designation

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 refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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 statutory requirements, to the provisions 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 Secretary of State 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) 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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

4th Renewal

The D.C.37... referred to in this notice does not constitute... or a consent for the... Public Health Act 1936... Building Regulations 1965... (ii) the Public Health) Drainage... Act 1937... (iii) An... the Clean Air Acts 1956; and 1968;

H.C.C. Code No. ... E/0696/73 ... L.A. Ref. No. ... 25/66D

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the Borough of ... HEMEL HEMPSTEAD ... Urban District of ... Rural District of

TOWN & COUNTRY PLANNING ACT, 1971

To A.G.C. Engineering Co. Ltd., Janneways, London Road, Hemel Hempstead.

Use for light industry and office at Janneways, London 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... and received with sufficient particulars on 28th November 1973... and above on the plan... subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 12 months commencing on the date of this notice.

- 1. This permission shall expire on the 31st December 1974
2. This permission shall enure for the benefit of the present applicant only.

3. The use of the premises shall be limited to light industry as defined in Class III of Schedule 2 to Use Classes Order 1972 and associated offices and for no other purpose and be not detrimental to amenities by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

4. The use of the building whether as now erected or 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 exceeding 10,000 sq. ft.

PLEASE SEE NOTES OVERLEAF PLEASE TURN OVER

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

1) To comply with the requirements of Section 41 of the Town & Country Planning Act 1971.

2) To ensure that the proposed development does not prejudice any future proposals for the area.

3) To protect the amenities of the adjoining residential property.

4) To comply with the provisions of Section 73(1) of the Town and Country Planning Act 1971.

RESOLUTION OF THE COUNCIL

1971
COUNCIL
RESOLUTION
1971

Dated 11th day of August 1971

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 refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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 statutory requirements, to the provisions 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 Secretary of State 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) 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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.