

This D.C. 3 referred to in this notice does not constitute.

... or a consent for the
... 1976
... ons 1965.
... the Public Health) Drainage
... (es) Act 1937.
... the Clean Air Acts 1956; and 1968;
... on Act 1957.
... on 25 of the Highways

H.C.C.
Code No. ... W/6400/70

L.A.
Ref. No. ... 5165/1

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the Borough of ... HEMEL HEMPSTEAD

Urban District of

Rural District of

TOWN & COUNTRY PLANNING ACTS, 1962 to 1968

To E.G. Cox, Esq.,
19 Roedean Crescent,
Brighton, BN2 5BG
Sussex.

Conversion to shop
at 104 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 for renewal and received with sufficient particulars on 17th November 1970 and shewn on the plan(s) accompanying such application, subject to the following conditions:-

- (1) ~~The development to which this permission relates shall be begun within a period of ... years commencing on the date of this notice.~~
- 1. The permission hereby given shall expire on the 31st December 1971.
- 2. The shop shall not be used as a cafe.

PLEASE SEE NOTES OVERLEAF

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 65 of the Town & Country Planning Act, 1968.~~

1. To ensure the proposed development does not prejudice the future redevelopment of the area.
2. In order to prevent any aggravation of the existing parking problem in the locality.

Dated.....16th.....day of.....December.....19. 70.....



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 refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.) The Minister 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 Minister 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. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).

(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 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 VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).

(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 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 of the Town and Country Planning Act 1962.