

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
~~..... HEMEL DISTRICT CO.~~
~~..... RAIPHEL DISTRICT CO.~~

TOWN & COUNTRY PLANNING ACT, 1962

To

B.G.Cox, Esq.,
19 Roedean Crescent,
Brighton, BN2 5dd,
Sussex.

Conversion of four cottages to shops with
living accommodation
at 100-106 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 26th November 1969

~~and shown on the plan(s) accompanying such application;~~ subject to the following conditions:—

- 1. This permission shall expire on the 31st December 1970.
- 2. The new shop fronts shall include doorways and are to be in accordance with drawings submitted to and approved by the Highway authority before any work is started
- 3. None of the shops shall be used as a cafe
- 4. Before the development is started details of the proposed conversion and alterations to the existing premises shall be submitted to and approved by the local planning authority.

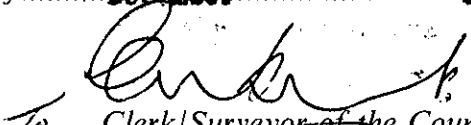
PLEASE SEE NOTES PLEASE TURN OVERLEAF

The conditions referred to in this notice does not conflict with any conditions or a consent for the development of the land under the Public Health Act 1936, the Building Regulations 1957, the (Public Health) Drainage (Amendment) Act 1937, the Clean Air Acts 1956; and 1957, the Insulation Act 1957, and 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. To ensure the proposed development does not prejudice the future redevelopment of the area.
2. To ensure that the proposed development shall not prejudice the safety and free flow of traffic on the trunk road and to comply with the direction of the Minister of Transport.
4. To ensure that the proposed development is satisfactory.

Dated 17th day of December 1969


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.