D.C. 3

The permission referred to in this notice does not constitute.

[illegible] or a consent for the
[illegible] Public Health Acts 1936
[illegible] Building Regulations 1965.
[illegible] the Public Health) Drainage
of [illegible] Act 1937.

(iii) An [illegible] under the Clean Air Acts 1956; and 1968; and the [illegible] Insulation Act 1957.

(iv) A consent [illegible] Highways Act 19[illegible]

H.C.C. Code No. Y/6633/72

L.A. Ref. No. 5165

ADMINISTRATIVE COUNTY OF HERTFORD

~~HEMEL~~ HEMPSTEAD

The Council of the Borough of .....

Urban District of .....

Rural District of .....

TOWN & COUNTRY PLANNING ACT, 1971

To E.G.Cox, Esq.,
19 Roedean Crescent,
Brighton, BN2 5BG
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 7th December 1972 ~~[illegible]~~ subject to the following conditions:—

~~(4) The development to which this permission relates must be begun not later than the expiration of five years from the date hereof.~~

1. This permission shall expire on the 31st December 1973.

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.

26/19

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.

1. To ensure the proposed development does not prejudice any future proposal for the area.

2 & 3. So 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 22nd *day of* January *19* 73

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 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.