

N6/42-79

BRIDGE ROAD, W.G.C.

D.C. 3

Town Planning	N6/42/79
Ref. No.
Other	
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF WELWYN HATFIELD
IN THE COUNTY OF HERTFORD

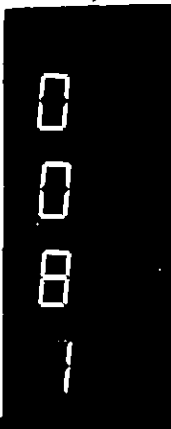
To Nabisco Limited,
Bridge Road,
Welwyn Garden City.

Alterations to provide a ticket room
.....
at Bridge Road, Welwyn Garden City.
.....

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 11th January 1979 and received with sufficient particulars on 24th January 1979 and shown on the plan(s) accompanying such application, subject to the following conditions:-

The development which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.



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.

Dated 16th February 1979

Signed *[Signature]*
 Designation Controller of Technical Services

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.

03002

Welwyn Hatfield District Council

40 - 42 Church Road,
Welwyn Garden City, Herts. AL8 6PX
Telephone: Welwyn Garden 31222

Technical Services Department
A G Swanson CEng MICE MIMunE MIMF
Controller of Technical Services
A F Moore DipTP MRTPI
Deputy Controller (Planning)

Please ask for:

Our Ref: N6/42/79
N/79/46

Your Ref:

26th February 1979

Dear Sir/Madam
Alterations to provide a ticket room.

Bridge Road, Welwyn Garden City.
In connection with your application/s to carry out the above proposal,
I enclose herewith:

1. Approval/Refusal Notice under the Town and Country Planning Acts.
2. Notice under Building Regulations.
3. Copy of Notice of Intended Building Operations.
4. Notices for use when inspection of work is required under (2) above.*
(*see note attached)
5. ~~Application form for garage crossover.~~
6. Approval Notice under the Management Scheme/Leasehold/Conveyance Conditions.
7. Commencement/Completion Cards associated with 6 above.
8. Notice of Refusal under the Management Scheme/Leasehold/Conveyance Conditions.

As this development has been refused under 8 above, which takes precedence over any approval or refusal under the terms of the Town and Country Planning Act you may consider it unnecessary to continue with that application. Accordingly unless I hear to the contrary within two weeks from the date of this letter I shall treat your planning application as withdrawn.

Yours faithfully,

A F Moore
Deputy Controller (Planning)

000071

Description Alterations to provide a ticker room.		Ref : N642/79	
Location Bridge Road, East Newlyn Garden City.		App dated 11.11.79.	
Applicant Nabisco Limited.		App recd 24.11.79.	
Bridge Road East N. C. C.		St. Pd. expires 21.3.79.	
Parish W.G.C. Ward PEARTREE		Ack sent M.C. 29/1/79.	
Approved Development Plan IN		Renewal of permission NO YES ref:	
Herts 1981 IN		O.S. Sheet TL 2412-2512	
Road Class Responsibility: DC Lee DOE		Grid Ref. 241 129	
Affected by Proposed Road /		IDC/ODP recd YES NO	
Article 4 Area /		ref:	
Listed Bldg/Anc Mon/Sec 8 /		floor area	
Conservation Area /		Bldg Regs App :	
Area of Special Control /		Plotted by M.F. 26.1.79	
Main River / Trunk Sewer /		DCO :	
Tree Preservation Order /		Advertisement reqd	
Airfield Direction /		Send Acknowledgement	
Broxbourne Woods Area /		1. Delegated/Committee	
		C/S Direction	
PREVIOUS REFERENCES :	Description	Decision Appeal Decision	
1: 41-74	3rd floor extension to factory		
2: 2460-73	Equipment housing on roof	CP 11.7.73	
3: 520-77	Extension to building of steel structural cladding	CP 11.11.77	
4: 571-76	High bridge & underground culvert		
Others (Numbers only)	1357-72		
BR/TP Plans checked by : BR VCB TP M/S			

DRAFT RECOMMENDATION

Might extension - no comment.

1/2 No: 53 Area ref: C9.

Sign over Highway 7 Agreement under Highways Act reqd. YES / NO



CONSULTATIONS/NOTIFICATIONS CHECK LIST

Application Ref:

	Date Notified	Reply Received	Renotification	Reply
District Council Highways				
County Surveyor				
Regional Controller				
District Drainage Engineers				
Thames Water Authority				
County Design Section (plus other bodies on listed buildings)				
County Education				
County Archaeologist				
County Land Agent/Ministry of Agriculture				
Broxbourne Woods				
Local Plans				
Adjucent Authorities				
Commission for the New Towns				
Pipe Lines				
Gas Board				
Electricity Board				
Neighbours				
Residents Associations Etc.				

00005

REPORT

Ref: N6/42/79.....

No adverse comment.

RECOMMENDATION

Approve: 1.1. Time limit full permission

0089



Welwyn Hatfield District Council

40 - 42 Church Road,
Welwyn Garden City, Herts. AL8 6PX

Telephones: Welwyn Garden 31222

Technical Services Department
A G Swanson CEng MICE MIMunE MIHE
Controller of Technical Services
A F Moore DipTP MRTPI
Deputy Controller (Planning)

Please ask for:

Our Ref: 6/42/79

Your Ref:

Date: 29th January 1979

TOWN AND COUNTRY PLANNING ACTS 1971 AND 1972
Town and County Planning General
Development Order 1977 - Article 7.

Dear Sir/Madam:
111 ~~111~~ Welwyn Garden City, Herts. [unclear] Limited.
Your application dated 11th January 1979 was received on 28th January 1979.

Examination of the form of application and accompanying plans and documents to ascertain whether your application complies with the statutory requirements has not been completed.

If on further examination it is found that the application is invalid for failure to comply with such requirements (or for any other reason) a further communication will be sent to you as soon as possible.

If by 21st March 1979 you have not received notification that your application is invalid and the authority dealing with your application have not given you notice of their decision (and you have not agreed with them in writing that the period within which their decision shall be given may be extended) you may appeal to the Secretary of State in accordance with Sections 36 and 37 of the Town and Country Planning Act 1971 by notice sent within six months from that date (unless the application has already been referred by this authority to the Secretary of State for the Environment.) Appeals must be made on a form which is obtainable from the Department of the Environment.

A.F. Moore
Deputy Controller (Planning)

To: ~~111~~
111 ~~111~~
Welwyn Garden City,
Herts.

DC 21

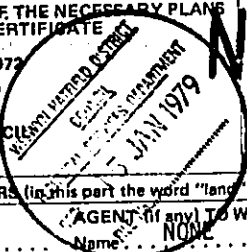
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TO BE SUBMITTED IN TRIPLICATE WITH SIX COPIES OF THE NECESSARY PLANS AND ACCOMPANIED BY THE APPROPRIATE SIGNED CERTIFICATE

OFFICE USE Form DC1

N6/42 /79

TOWN AND COUNTRY PLANNING ACTS 1971 AND 1972
 APPLICATION FOR PERMISSION TO DEVELOP LAND
 Welwyn Hatfield District
 COUNCIL
 IN THE COUNTY OF HERTFORDSHIRE



PART 1 - GENERAL PARTICULARS (In this part the word "land" includes any building thereon)

1. APPLICANT (BLOCK LETTERS)
 Name: **NABISCO LIMITED**
 Address: **BRIDGE ROAD EAST**
W.G.C. Tel. **W.G. 25100**
 Signature: *[Signature]* Date: **11.1.1979**

AGENT (if any) TO WHOM CORRESPONDENCE SHOULD BE SENT
 Name: **NONE**

2. (a) Address or location of the land to be developed
 (b) State the area of the whole site on which this application is made

(a) **BRIDGE ROAD EAST, WELWYN GARDEN CITY**
 (b) **2.712 HECTARES** (sq.m. or hectares)

3. Give a brief description of the proposed development

CONVERSION OF AN EXISTING DOORWAY TO A BAY WINDOW AND MAKING A NEW DOORWAY ADJACENT TO IT. D.C. No. 3831/1

4. (a) Give particulars of applicant's interest in the land (e.g. owner, prospective purchaser, lessee).
 (b) When was interest in the land acquired
 (c) If lessee how many years remain of your lease

(a) **LESSEE**
 (b) **1924**
 (c) **945**

5. State YES or NO whether this application is for:
 (a) Outline planning permission
 (b) Approval of matters reserved by earlier outline permission or renewal of existing temporary permission
 (c) Full planning permission, including changes of use

(a) **NO**
 (b) **NO** If YES state date and number of outline or temporary permission
 (c) **YES** Date **N/A** Number **NA**

6. (a) State the purpose for which the land and/or buildings are now used.
 If they are used for more than one purpose give details
 (b) State the total floor area of buildings as existing
 (c) If land/buildings vacant state last known use
 (d) Give date when this use ceased

(a) **GRAIN INTAKE AND GRAIN CLEANING**
 (b) **28340 sq. m.**
 (c) **N/A**
 (d) **N/A**

7. State the provision, by numbers, proposed for the garaging and parking of cars within the site. (To be shown on plan)

	Car Parking	Garage/Car Port
Existing		
Proposed	N/A	N/A

8. State arrangements to be made for disposal of sewage

NONE REQUIRED

9. (a) Does the proposal involve NEW BUILDINGS?
 (b) Does the proposal involve:
 (i) Change of use of land?
 (ii) Change of use of buildings?
 (c) State the number of residential units lost by:
 (d) If it is proposed to CONVERT a building into separate dwellings state the number of dwellings:
 (e) State the total floorspace of all buildings to be demolished
 (f) Does the proposal involve an EXTENSION to an existing building?
 (g) Does the proposal affect any trees on the site

State YES or NO **NO** If YES state (i) new floor space **sq.m.**
 If residential (ii) No. of dwellings
 State YES or NO **NO**
 State YES or NO **NO** If YES state floorspace **sq.m.**
 (i) Demolition **N/A** (ii) Change of use **N/A**
 (i) Before conversion **N/A** (ii) After conversion **N/A**
N/A **sq.m.**
 Answer YES or NO **YES** If YES give (i) size of existing **2165** **sq.m.**
 (ii) size of extension **D. 82** **sq.m.**

10. Does the proposal involve:
 (i) Construction of a new access to a highway for:
 (ii) Alteration of an existing access to a highway for:

Answer YES or NO
 (i) Vehicles **NO** (i) Pedestrians **NO**
 (ii) Vehicles **NO** (ii) Pedestrians **NO**

11. State the type, colour, and finish of all materials to be used on new building for
 (a) external wall surfaces (b) roof (c) gates/fences

(a) **TO BE FINISHED TO MATCH EXISTING**
 (b) **FELT ROOF**
 (c) **DOOR TO BE FINISHED TO MATCH EXISTING**

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PART 2: ADDITIONAL INFORMATION REQUIRED IN RESPECT OF APPLICATIONS FOR INDUSTRIAL, OFFICE, WAREHOUSING, STORAGE OR SHOPS.

OTI SAID

NABISCO LIMITED

12. State name(s) of firm(s) to occupy the land

Is the firm already established on the site the subject of this application. Answer YES or NO

If NO give present address if located elsewhere

YES
N/A

13. Give details of existing and proposed floorspace devoted to particular uses.

- (a) State the total gross floorspace of all the buildings on the premises
- (b) State the amount of industrial floorspace included in the above figure
- (c) State the amount of office floorspace
- (d) State the amount of floorspace for retail trading
- (e) State the amount of floorspace for storage
- (f) State the amount of floorspace for warehousing
- (g) State the amount of remaining floorspace

Write NIL where boxes do not apply.
Existing (if any) sq.m. Proposed sq.m.

(a)	28340	NIL
(b)	17961	NIL
(c)	1900	NIL
(d)	NIL	NIL
(e)	6710	NIL
(f)		
(g)	1812	NIL

14. State the number of employees on the site and those additional staff to be recruited as a result of the proposed development.

- (a) State how many of the proposed employees will be recruited locally
- (b) State how many of the proposed employees will be skilled

	Existing (if any)		Proposed additional employees	
	Male	Female	Male	Female
(i) office	216	170		
(ii) industrial	477	328	NONE	
(iii) other				
(a)				
(b)				

15. In the case of industrial or commercial development give a description of the process to be carried on and of the end products, and the type of plant or machinery to be installed.

N/A

16. Describe in detail the function of the proposed building/use in relation to the above mentioned processes.

N/A

17. Are any materials kept or produced on the premises of a toxic, flammable, explosive or otherwise potentially hazardous nature. If 'YES' state materials and approximate quantities.

N/A

18. State the means to be used for the disposal of trade effluent

N/A

19. State the provision for the parking of goods vehicles (This must be shown on plan)

N/A

20. If an Industrial Development certificate under section 67(i) is required or an Office Development Permit under Section 74(i) of the Town and Country Planning Act 1971, has been obtained a copy of it must accompany this application.

Serial No. of Certificate or Permit

N/A

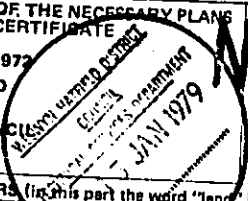
Date of issue

000019

TO BE SUBMITTED IN TRIPLICATE WITH SIX COPIES OF THE NECESSARY PLANS AND ACCOMPANIED BY THE APPROPRIATE SIGNED CERTIFICATE

OFFICE USE Form DC1

TOWN AND COUNTRY PLANNING ACTS 1971 AND 1972
APPLICATION FOR PERMISSION TO DEVELOP LAND
Welwyn Hatfield District



N6/42 /79

IN THE COUNTY OF HERTFORDSHIRE

PART 1 - GENERAL PARTICULARS (In this part the word "land" includes any building thereon)

1. APPLICANT (BLOCK LETTERS)
Name: NABISCO LIMITED
Address: BRIDGE ROAD EAST
W.G.C. Tel: W.G. 25100
Signature: S. J. Swann (Tech Mgr)
Date: 11.1.1979

AGENT (if any) TO WHOM CORRESPONDENCE SHOULD BE SENT
Name: NONE
Address:
Date: 11.1.1979

2. (a) Address or location of the land to be developed
(b) State the area of the whole site on which this application is made
(a) BRIDGE ROAD EAST, WELWYN GARDEN CITY
(b) 2.712 HECTARES (sq.m. or hectares)

3. Give a brief description of the proposed development
CONVERSION OF AN EXISTING DOORWAY TO A BAY WINDOW AND MAKING A NEW DOORWAY ADJACENT TO IT. DEC. NO. 3831/1

4. (a) Give particulars of applicant's interest in the land (e.g. owner, prospective purchaser, lessee).
(b) When was interest in the land acquired
(c) If lessee how many years remain of your lease
(a) LESSEE
(b) 1924
(c) 945

5. State YES or NO whether this application is for:
(a) Outline planning permission
(b) Approval of matters reserved by earlier outline permission or renewal of existing temporary permission
(c) Full planning permission, including changes of use
(a) NO
(b) NO
(c) YES Date N/A Number NA

6. (a) State the purpose for which the land and/or buildings are now used.
(b) State the total floor area of buildings as existing
(c) If land/buildings vacant state last known use
(d) Give date when this use ceased
(a) GRAIN INTAKE AND GRAIN CLEANING
(b) 28340 sq.m
(c) N/A
(d) N/A

7. State the provision, by numbers, proposed for the garaging and parking of cars within the site. (To be shown on plan)

Existing	Proposed	Car Parking	Garage/Car Port
		N/A	N/A

8. State arrangements to be made for disposal of sewage
NONE REQUIRED

9. (a) Does the proposal involve NEW BUILDINGS?
(b) Does the proposal involve:
(i) Change of use of land?
(ii) Change of use of buildings?
(c) State the number of residential units lost by:
(d) If it is proposed to CONVERT a building into separate dwellings state the number of dwellings:
(e) State the total floorspace of all buildings to be demolished
(f) Does the proposal involve an EXTENSION to an existing building?
(g) Does the proposal affect any trees on the site
State YES or NO. NO. If YES state (i) new floor space sq.m
If residential (ii) No. of dwellings
State YES or NO. NO.
State YES or NO. NO. If YES state floorspace sq.m
(i) Demolition N/A (ii) Change of use N/A
(i) Before conversion N/A (ii) After conversion N/A
N/A sq.m
Answer YES or NO. YES. If YES give (i) size of existing 2165 sq.m
(ii) size of extension 0.82 sq.m

10. Does the proposal involve:
(i) Construction of a new access to a highway for:
(ii) Alteration of an existing access to a highway for:
Answer YES or NO
(i) Vehicles NO (ii) Pedestrians NO
(i) Vehicles NO (ii) Pedestrians NO

11. State the type, colour, and finish of all materials to be used on new building for
(a) external wall surfaces (b) roof (c) gates/fences
(a) TO BE FINISHED TO MATCH EXISTING
(b) FELT ROOF
(c) DOOR TO BE FINISHED TO MATCH EXISTING

1980

NABISCO LIMITED

Registered Office:
BRIDGE ROAD EAST - WELWYN GARDEN CITY - HERTS. AL7 1HP
Telephone: WELWYN GARDEN 25100 (STD Code: 070 73) Telex: 262400

N6/42/173
24 JAN 1979
Your ref : JW/PW/AI/I

Welwyn Hatfield District Council
40/42 Church Road
Welwyn Garden City
Herts
AL8 6PX

23 January 1979

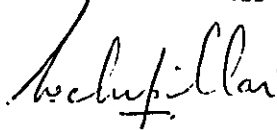
For the attention of Mr J Wells

Dear Sirs

Proposed Alterations to provide a Ticket Room - Certificate
under Section 27 of Town & Country Planning Act 1971

Thank you for your letter dated the 22 January 1979
regarding the above. We are returning herewith the completed
certificate and await to hear from you.

Yours faithfully
for NABISCO LIMITED



L VELUPILLAI
Project Engineer

LV/jeaf/TS/9500-11

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Town & Country Planning Acts 1971 & 1972

CERTIFICATE UNDER SECTION 27

To be submitted with the Application

N6/42/73

1. If you are the freeholder or the leaseholder of ALL the land to which the application relates, complete Certificate A.
2. If you are not the owner or leaseholder of ALL the land, and you know the name(s) of the owner(s), complete Certificate B, and serve Notice No. 1 on the owner.
3. If you do not know the names and addresses of some or all of the owners of the land, contact your local planning department, who will supply alternative certificates and notices.
4. Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100.

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

Certificate A*

I hereby certify that:-

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying *application.

OR

Certificate B*

I hereby certify that:-

1. *I have/the applicant has given the requisite notice† to all the persons other than *myself/the applicant who, 20 days before the date of the accompanying application, were owners of any part of the land to which the application relates, viz

Name of owner	Address	Date of service of notice
---------------	---------	---------------------------

- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

OR

- *2. *I have/the applicant has given the requisite notice† to every person other than *myself/himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of tenant	Address	Date of service of notice
----------------	---------	---------------------------

Signed *[Signature]*

*On behalf of Nabisco Limited
23.1.79.

Date

*Delete where inappropriate
† Notice No. 1, below.

detach here if notice required

NOTICE No. 1

TOWN AND COUNTRY PLANNING ACTS, 1971 and 1972

Notice under section 27 of application for planning permission

(Notice for service on individuals)

(a) Insert address or location of proposed development. Proposed development at (a)

(b) Insert name of Council. TAKE NOTICE that application is being made to the (b)

(c) Insert name of applicant. Council by (c) for planning permission to

(d) Insert description and address or location of proposed development. (d)

If you should wish to make representations about the application, you should do so by writing within 20 days of the date of service of this notice to the

(e) Insert address of District Council in whose area the site is situated. Council at (e)

Signed

*On behalf of

Date

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ETI SAMOM NOTES FOR THE GUIDANCE OF APPLICANTS

COMPLETING THE FORM

1. The questions are largely self-explanatory. All applicants are required to complete part 1, and MUST SIGN the form at the foot of Question 1. Part 2 need only be completed in the case of commercial developments of the types described.
2. ALL questions in the appropriate sections must be answered. Do not leave blank spaces but answer NO or N/A if the question is not applicable to the proposed development.
3.
 - (i) Question 2(b) requires the total area of the curtilage of the site, not just the floor space occupied by the proposed building (if any).
 - (ii) Identify correctly whether the proposal represents a new (independent) building or an extension to an existing building (or both), in answers to questions 9(a) and (f). An extension does not count as a 'new building' in relation to this question.
 - (iii) In question 5 an outline permission usually only determines the *principle* of a development. A further application will however be required later to seek approval to details.
 - (iv) Where floor areas are required these should be taken as the sum of the roofed areas of the building at each floor level, ascertained by EXTERNAL measurement.
 - (v) Give all areas in METRIC measurements.
One square metre (sq m) is 10.764 square feet.
One hectare is 10,000 sq m or 2.471 acres.
e.g. 3500 square feet = $\frac{3500}{10.764} = 325$ sq m.
 - (vi) In Conservation Areas it would assist the determination of the application if detailed plans or sketches are submitted.
 - (vii) If the proposal involves a listed building a separate listed building application may be required.
 - (viii) Question 14 requires information regarding proposed new staff. Where it is possible to anticipate roughly the proportions of male/female staff please give these, it could affect parking requirements. If it is not possible to differentiate use a single column only and delete the male/female column headings.
4. PLEASE CONTACT YOUR PLANNING DEPARTMENT for assistance if difficulty is encountered in completing the form.

CERTIFICATES

ALL APPLICANTS MUST COMPLETE A CERTIFICATE under Section 27 of the Town and Country Planning Act 1971. The application is NOT VALID UNLESS it is both accompanied by the appropriate certificate which MUST BE SIGNED, and any notices required served by the applicant. The different types of certificates and notice are provided overleaf. In exceptional cases AN ADDITIONAL certificate will be required and the applicant will be informed if the development proposal comes within that category.

PLANS REQUIRED

Legislation provides for the local planning authority to require up to four sets of plans. However, in view of the consultations and statutory procedures that must be carried out a further two copies of the plans (i.e. 6 COPIES IN TOTAL) will give the authority the opportunity to expedite a decision on the application.

1. SITE PLAN

- (a) A site plan showing the land to which the application relates coloured red must be attached to all applications. In the case of outline applications this may be the only plan required.
- (b) Site plans should be drawn to a scale appropriate to the area, i.e. in urban areas, 1/1250 or 1/2500; in rural areas, 1/10,000, showing the site coloured in red, any adjoining land in the same ownership coloured blue, and details of the surrounding land (including the names of roads) to enable the site to be identified.

2. LAYOUT PLAN

A Layout Plan should be attached to all applications for permission for building development. The Plan should be drawn to a scale of not less than 1/500, except for very large developments when 1/2500 may be acceptable, and should show:-

- (a) the boundaries of the land to which the application relates, and the existing and proposed layout thereof;
- (b) the position of all existing and proposed buildings, roads, streets and carriageways thereon (distinguishing existing from proposed) indicating the widths and levels of any proposed roads and streets;
- (c) the proposed use of each building and any land not built on;
- (d) approximate contours and the ground floor levels of proposed buildings;
- (e) the position, size, fall, etc., of proposed services;
- (f) any existing trees or natural features, distinguishing between those to be preserved and those to be removed, and details of new landscaping.

3. BUILDING PLANS

Building Plans should accompany all applications involving the erection, rebuilding or alteration of a building. Building Plans and Elevations (to a scale of not less than 1:100 (or nearest corresponding imperial scale) except for large buildings where after consultation with the Local Planning Authority, a scale of not less than 1/200 may be used) should show:-

- (a) the materials to be used and colours thereof;
- (b) a plan for the roof and for each floor;
- (c) elevations of all sides of the building, and a cross section of the building;
- (d) the level of the ground floor and of the site in relation to the level of the adjoining street or streets;
- (e) in the case of alterations and/or additions to existing buildings, all new work coloured pink in plan, elevation and section.

0067

N6/42 /79

Mr. Wells

/JW/PW/AI/I

22nd January 1979

Dear Sirs,

Proposed alterations to provide a Ticket Room

I refer to your application for planning permission for the above proposal dated 11th January 1979, which did not include a completed certificate under Section 27 of the Town and Country Planning Act 1974.

I have therefore, enclosed a copy of that form for your attention.

Yours faithfully,

A.F. Moore
Deputy Controller (Planning)

Mabisco Limited,
Bridge Road East,
Welwyn Garden City,
Herts.

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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.

Dated..... 16th day of..... February 19 79

Signed..... *A. P. Swain*

Designation..... Controller of Technical Services.

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.

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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No.	116/42/77
Other Ref. No.	

THE DISTRICT COUNCIL OF WELVYN HATFIELD
 IN THE COUNTY OF HERTFORD

To Messrs Limited,
 Bridge Road,
 Welwyn Garden City.

Alterations to provide a ticket room
at Bridge Road, Welwyn Garden City.

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 11th JANUARY 1977 and received with sufficient particulars on 11th JANUARY 1977 and shown on the plan(s) accompanying such application, subject to the following conditions:-

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

