

Director of Technical Services

Director of Housing and
Health

T401/SJ/4/0263/79DC

MA/ISS/183/MT

12th April 1979

175 Windmill Road, Hemel Hempstead
Single storey rear extension

The "second resolution" under Article 4(5) of the Town and Country General Regulations 1976 to carry out the above development was formally registered on 29th March 1979 and "deemed permission" was claimed on that date for the proposal the subject of your application dated 28th February 1979.

... This constitutes formal notification of that decision. Two copies of the drawings are attached suitably endorsed.

S. J. Darby

Director of Technical Services

Town Planning 4/0264/79
Ref. No.

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr. & Mrs. D. R. Vesey,
33 Bargrove Avenue,
Boxmoor,
HEMEL HEMPSTEAD,
Herts.

K. R. Lucas, Esq.,
4 Old Hill,
WOKING,
Surrey.

Two storey side and single storey front and rear
extension.
at 33 Bargrove Avenue,
Boxmoor, HEMEL HEMPSTEAD.

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 1st March, 1979 and received with sufficient particulars on 1st March, 1979 and shown 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 5 years commencing on the date of this notice.
- (2) The materials used externally shall harmonize with those on the existing building of which this development shall form a part.
- (3) The roof of the rear ground floor extension hereby permitted shall not be used as a balcony.

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 satisfactory appearance.
- (3) The use of this structure as a balcony would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.

Dated..... 9th day of April 19 79

Signed..... 

Designation DIRECTOR OF TECHNICAL SERVICE

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.