

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF ROSEL HEMPSTEAD
URBAN DISTRICT OF ROSEL HEMPSTEAD
RURAL DISTRICT OF ROSEL HEMPSTEAD

TOWN & COUNTRY PLANNING ACT, 1947

To J. E. Felford, Esq.,
249 Baldwins Lane,
Croxley Green,
Herts.

site for 27 dwellings
at Rosford Glass (off Sand Lane End) Rosel Hempstead.

Brief description and location of proposed development.

In Pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, ~~and under the~~ ~~Conservation of Land (Delegation of Planning Functions) Scheme, 1952,~~ the Council on behalf of the Local Planning Authority hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 12th September 1961 and received with sufficient particulars on 2nd November 1961 and shewn on the plan(s) 7814 accompanying such application, subject to the following conditions:—

1. The approval of the local planning authority is required before any development is commenced to its—
 - * (a) siting;
 - * (b) design;
 - * (c) external appearance;
 - * (d) means of access.

(shaded yellow)
2. Land at the south east corner of the site shall be excluded from this consent.

3. A tree planting scheme in the proposed cul-de-sac shall be submitted to the local planning authority within six months of the start of the proposed development; such scheme, as approved, to be completed within twelve months of the approval and thereafter maintained to the reasonable satisfaction of the local planning authority.

* Delete as necessary. planning authority.

Please turn over.

PLEASE SEE NOTES OVERLEAF

The permission referred to in this notice does not constitute-

- (i) A consent under section 75 of the Highways Act 1959
- (ii) A passing of the plans or a consent for any of the purposes of the Public Health Act, 1936 as amended;
- (iii) A consent under the Public Health (Drainage of Trade Premises) Act, 1937;
- (iv) An approval under the Clean Air Act, 1956;
- (v) A passing of plans under the Thermal Insulation Act, 1957.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.

(Detailed follows on the plans)

2. The land is required as part of a tree belt forming a separation between the residential area and the industrial estate to the east.

3. In order to protect and enhance the visual amenities of the localities.

Approved
by the Council
on 14th Jan 1952

Dated 14th day of January 1952

[Signature]

Clerk/Surveyor of the Council.

NOTE

(1) 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 by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. 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 14 of the Act and of the Development Order and to any directions given under the Order.

(2) 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 Borough or 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 19 of the Town and Country Planning Act, 1947.

(3) 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 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 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

