

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF Hemel Hempstead
Financial Director
Revenue Director

TOWN & COUNTRY PLANNING ACT, 1947

Trentley & Davill Ltd.,
Georgewood Road,
Hemel Hempstead.

Shop agent is -
P. G. Trevett,
Rowans,
Levington.

pair of shops with flat over
at St. John's Road, Hemel 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 COUNTY OF HERTFORD (Delegation of Planning Functions) Scheme, 1952, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 21st March 1961 and received with sufficient particulars on 22nd March 1961 and shewn on the plan 1612 accompanying such application.

The reasons for the Council's decision to refuse permission for the development are :-

- 1. The Council are considering provision of a road to give rear service access to existing shops on south side of St. John's Road and site of proposed development should be reserved for northern end of service road and its junction with St. John's Road.
2. St. John's Road is a busy through-route serving the western residential areas of the new town, which suffers considerable traffic congestion arising from existing shopping uses, despite recently completed road improvements; it is considered therefore, that no additional shops should be permitted on main road frontage, but that any extra facilities for shops or other neighbourhood centre uses should be provided in a precinct clear of main highway, in accordance with redevelopment proposals under consideration at the present time.
5. The erection of two shops and two flats on site would constitute excessive development resulting in inadequate light and air at sides of ...

Dated 14 day of June 1961

** projection at rear of building.

Town

Clerk/Surveyor of the Council.

PLEASE SEE NOTES OVERLEAF
SEE NOTES OVERLEAF

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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT
Whitehall, LONDON, S.W.1

Telegrams: *Locoplan, Parl, London*

Telephone: VICTORIA 8540

, ext. 18

31
20 MAY 1962

Please address any reply to
THE SECRETARY

and quote: APP/A/50000

Your reference: RHF/LMB 3036

Sir,

Town and Country Planning Acts, 1947 - 1959
Land at St. John's Road, Boxmoor
Appeal by Messrs. Buckley and Darvill Limited

I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. D.K. Rubie, F.R.I.C.S., on the local inquiry into your clients' appeal against the decision of the Hemel Hempstead Borough Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of a pair of shops and living accommodation on land at St. John's Road, Boxmoor.

The Inspector, a copy of whose report is enclosed, recommended that your clients' appeal be dismissed for the following reasons:-

the erection of shops would add unjustifiably to traffic congestion that already existed on a busy through route and would be unrelated and prejudicial to current proposals for a new shopping centre for the area, designed to relieve such congestion.

The Minister accepts his Inspector's recommendation; accordingly he dismisses your clients' appeal.

I am, Sir,
Your obedient servant,

(F. G. RICKARD)
Authorised by the Minister
to sign in that behalf.

R. H. Faulkner Esq., F.R.I.C.S., F.A.I.,
43, Market Place,
WATFORD,
Herts.

ATP
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[Signature]