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D.C.3.

H.C.C. Code No. W/ 194 ~~326~~/65

L.A. Ref. No. 8207/1

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD
URBAN DISTRICT OF ~~[illegible]~~
RURAL DISTRICT OF ~~[illegible]~~

TOWN & COUNTRY PLANNING ACT, 1962

To Raydown Limited.
74a St. Albans Road,
Watford.

Whose agents are -
Messrs. Allwright & Stiles.
183 The Parade,
WATFORD.

sixteen (16) maisonettes, garages and estate road

at Oliver Road/Belswains Lane,
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 1st January 1965 and received with sufficient particulars on 11th January 1965 (& amended 23rd April 65) and shewn on the plan(s) 8207/1 accompanying such application, subject to the following conditions:—

1. Land (shown hatched green on plan 8207/1) shall be reserved as a sight line.

2. Details of the road layout and garages shall be approved by the local planning authority before any work is started on the site.

3. Screen fencing 6-ft. high shall be erected to the requirements of the local planning authority before the maisonettes and garages are occupied and shall be thereafter reasonably maintained.

4. A landscaping scheme shall be submitted to the local planning authority for approval within six months of start of work on site; the scheme as approved to be completed within twelve months and thereafter maintained to the reasonable satisfaction of the local planning authority.

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PLEASE SEE NOTES Please OVERLEAF

The permission referred to in the notice do a 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 meet the requirements of the local highway authority.

2. To ensure the proper development of the site.

3. To ensure that the privacy enjoyed by the occupiers of adjoining residential property is adequately maintained.

4. To protect the visual amenities of the locality.

Dated ..... *day of* ..... 19.....

Eleventh **May** **65**

Clerk/Surveyor of the Council.

Town **XXXXXX**

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 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 23 of the Town and Country Planning Act, 1962. 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 17(1), 18(1) and 38 of the Act and 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 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 District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(4) 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 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 123 and Part VI of the Town and Country Planning Act, 1962.