

ADMINISTRATIVE COUNTY OF HERTFORD

(iii) A consent under the Public Health (Damage of Trade Premises) Act 1937;

(iv) An approval under the Town and Country Planning Act 1962;

(v) A passing of plans and a passing of a resolution of the Rural District Council of Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To Mr. J. Carter, The Bungalow, Winkwell, Hemel Hempstead.

Re-erection of bungalow at Winkwell, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, 6-3 the development proposed by you in your outline application dated 1st February 1965 and received with sufficient particulars on 2th February 1965 and shewn on the plans 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) layout; *(c) design; *(d) external appearance; *(e) means of access.
2. The floor area of the replacement dwelling, as measured internally, shall not exceed the floor area of the existing dwelling plus 10%. For the purposes of this larger measurement the proposed garage and store as indicated on plan 8772 need not be included.
3. No new fences, walls or hedges shall be erected or planted in the area hatched green on plan 8772 and the existing hedging shall be trimmed to a height not exceeding 3'6".

*Delete as necessary.

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, 1958. 63
2. To ensure that the replacement dwelling is not of such a size as to be prejudicial to the maintenance and amenities of the proposed extension of the Metropolitan green belt within which it is situated, and that it accords with the applicant's special requirements for a replacement dwelling only which would not have otherwise been approved in such an area.
3. To meet the requirements of the local highway authority.

Dated 29th day of April 1969 19

C. W. H. H.
Clerk/Surveyor of the Council.
Town

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.