

H.C.C.
Code No. W/453/63
L.A.
Ref. No. 2183

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF HEMEL HEMPSTEAD
~~XXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXX~~

TOWN & COUNTRY PLANNING ACT, 1947

To **Mr. W.O. Egan,**
75 St. Albans Road,
Hemel Hempstead.

Whose agents are -
Messrs. Orchard & Co.,
3 Marlowes,
Hemel Hempstead.

Use of land for retail shop with living
accommodation
at rose of 75 St. Albans 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 5th March 1963 and received with sufficient particulars on 11th March 1963 and shewn on the plan(s) 5183 accompanying such application.

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

1. It is considered that the site should be developed in a comprehensive manner with adjoining land in accordance with the provisions of the draft town map for Hemel Hempstead wherein the site is allocated for light industrial purposes.
2. Provision has not been made for adequate vehicular access to serve the development and so far as the local planning authority is aware such access cannot be provided in a satisfactory manner on land which is in the ownership of the applicant.

Dated 23rd day of April 1963.

[Signature]
Town Clerk/ ~~Sumner 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 ~~18~~ 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. *17(1) 18(1) and 38*

(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. *129*

(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 ~~VI~~ of the Town and Country Planning Act, 1962. *123*