

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD

URBAN DISTRICT OF
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT, 1962

To

Mr. P.W. Greenwood, Pix Farm, Bourne End, Hemel Hempstead.

Whose agents are - Messrs. Fuller, Hall & Foulsham, 53 Marlowes, Hemel Hempstead

agricultural worker's cottage
at Pix Farm 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 2nd April 1965 and received with sufficient particulars on 6th April 1965 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

The occupation of the dwelling hereby permitted shall be limited to persons employed or last employed locally in agriculture as defined in Section 221(2) of the Town and Country Planning Act 1962, or in forestry and the dependants of such persons.

The permission referred to in this notice shall not constitute:-

- (i) A consent under section 75 of the Town and Country Planning Act 1959
- (ii) A passing of plans under section 10 of the Town and Country Planning Act 1959 or any of the regulations made thereunder under section 16 as amended;
- (iii) A consent under the Local Authorities (Drainage of Trade Premises) Act, 1957;
- (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:—

The site of the proposed dwelling is shown in the development plan as falling within the proposed extension of the Metropolitan green belt and the erection of a dwelling is only permitted within the green belt to meet the essential needs of agriculture or other special purposes.

Dated day of 19.....
27th July 65

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Clerk/Surveyor of the Council.

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.