

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough of~~
~~Urban District of~~
 Rural District of Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Cator Consolidated Properties Ltd.,
 56, Grosvenor Street,
 London W.1.

Shops and Flats	Brief description and location of proposed development.
at <u>Hempstead Road/Common Lane, Kings Langley.</u>	
<u>(Part Parcel 66a on OS.HERTS.XXXV111.4)</u>	

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, the development proposed by you in your outline application dated 1/4/64 and received with sufficient particulars on 2/4/64 and shewn on the plan(s) 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.
 This permission relates to the development of the site by shops, maisonettes, garages and associated works but does not necessarily include
2. permission to the number of shops and maisonettes indicated on the plan or the application form.
3. Land shall be reserved on the High Street and Common Lane frontages, and at the junction of the two roads, for the future improvement of these highways, to the requirements of the Highway Authority.
4. The proposed shops and maisonettes shall be sited so as to provide a minimum pavement width of 10ft. in front of the shops and if this width is in excess of the Highway Authority's requirements for the footway to the Trunk Road, the proposed building shall be set behind the improvement line by the excess distance. Any part of the pavement behind the improvement line shall not be used for the display of goods or advertising matter.

*Delete as necessary.

5. On the Common Lane frontage, a lay-by 9ft. wide and approximately 60ft. long shall be provided clear of the highway improvement line and the lay-by shall be constructed simultaneously with the development hereby permitted, to the satisfaction of the Highway Authority.
6. Simultaneously with the carrying out of the development hereby permitted, garage provision for one vehicle to each shop and one car to each maisonette shall be made and kept continuously available for the garaging of these vehicles and for no other purpose.
7. Any part of the site between the proposed buildings and the improvement line to Common Lane shall, as soon as the buildings are erected, be laid out as an amenity feature and thereafter maintained all to the reasonable satisfaction of the Local Planning Authority.
8. The elevations of the proposed buildings shall, in their design and treatment, having regard to the general character of Kings Langley High Street, of which the proposed development will form part.

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, 1950.
2. The information available in connection with this application is insufficient to ensure that the number of shops and maisonettes proposed in the application can be satisfactorily accommodated on the land.
3. To ensure the development hereby permitted does not prejudice future improvements to the adjoining highways.
4. To ensure the development is satisfactorily sited with sufficient pavement width for the convenience of shoppers and other pedestrians.
5. To ensure that the vehicles of casual callers to the maisonettes are accommodated clear of the highway, in the interests of the safety and free flow of traffic thereon.
6. To ensure the proposed development complies with the standards for car parking adopted by the Local Planning Authority.
- 7 & 8. In the interests of the visual amenities of the locality.

Dated 15th day of September 19 64

[Signature]
Clerk/Superior 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.