

**ADMINISTRATIVE COUNTY OF HERTFORD**

The Council of the BOROUGH OF HEMEL HEMPSTEAD  
URBAN DISTRICT OF  
RURAL DISTRICT OF

**TOWN & COUNTRY PLANNING ACT, 1962**

To Messrs. Keen & Wales, Whose agent is  
5/7 Georgewood Road, Mr. P. Haden,  
Hemel Hempstead 2 Bramble Close,  
Kingswood, Watford.

site for nine (9) flats and eighteen (18)  
garages  
at "Yew Tree Cottage", Fishery Road,  
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<sup>23</sup> the development proposed by you in your outline application dated 9th April 1965 and received with sufficient particulars on 20th April 1965 and shewn on the plan(s) 8268/4 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. Land (shown hatched green on plan 8268/4) shall be reserved for future road widening.
3. No new fences, walls or gates shall be erected in front of the road widening line.
4. Adequate car parking facilities shall be provided for visitors before the flats are occupied and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
5. Screen fencing 6-ft. high shall be provided on the northern boundary of the site before the flats are occupied and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
6. A landscaping scheme shall be submitted to the local planning authority for their approval not later than six months after the commencement of the development hereby permitted and the scheme as approved shall be completed within one year after the date of such approval and thereafter maintained to the reasonable satisfaction of the local planning authority.
7. The size of the dwelling units shall be restricted to two-bedroom flats.

\*Delete as necessary.

- (i) A consent under Section 7 of the Town and Country Planning Act 1962;
- (ii) A permission under Section 10 of the Town and Country Planning Act 1962 or any of the provisions of the said Act as amended;
- (iii) A consent under Section 10 of the Town and Country Planning Act 1962 as amended;
- (iv) An approval under the Clean Air Act, 1956;
- (v) A passing of plans under the Thermal Insulation Act, 1962.

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, 1950.63
- 2.) To meet the requirements of the local highway authority.
- 3.)
4. To comply with the standards adopted by the local planning authority.
5. To ensure that the privacy enjoyed by the occupiers of adjoining residential property is adequately maintained.
6. To protect the amenities of the locality.
7. To restrict the overall size of the building.

Dated..... Eleventh ..... day of ..... 19 65

*C. W. [Signature]*

Clerk/Surveyor of the Council.

Town XXXXXXXX

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.