

**ADMINISTRATIVE COUNTY OF HERTFORD**

The Council of the BOROUGH OF .....  
URBAN DISTRICT OF **BIRKHAMSTED.** .....  
RURAL DISTRICT OF .....

**TOWN & COUNTRY PLANNING ACT, 1962**

**Messrs. Keen and Wales,  
5 & 7 Georgewood Road,  
Bennetts End,  
HEMEL HEMPSTEAD.**

.....  
**Outline: 6 flats and garages**  
.....  
at **Cross Oak Road.**  
.....

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 refuse the development proposed by you in your application dated **14.4.65** ..... and received with sufficient particulars on **13.5.65** ..... and shewn on the plan(s) accompanying such application.

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

- 1. The proposal would result in over development of the site by reason of the generally short distances between the proposed building and the boundaries of the site, which would not be sufficient to maintain reasonable standards of privacy for the residents of the dwellings when built.**
- 2. The proposal will provide accommodation in the flats of a net floor area which will be less than that recommended in the Ministry of Housing and Local Government booklet "Homes for Today and Tomorrow" and is therefore below an acceptable standard.**

Dated ..... **19th** ..... day of .....

**July,** ..... **19 65**  
*J. Redding*  
Clerk/~~Secretary~~ of the Council.

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 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 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 provision 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 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 123 and Part VI of the Town and Country Planning Act, 1962.

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Dated 19th day of July 1965

[Signature] Clerk/Superior of the Council.

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