

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Sunley Homes Limited,
Maylands Avenue,
Hemel Hempstead

erection of 38 dwellings and estate roads
off Heath Lane and Park 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 the development proposed by you in your application dated 5th May 1965

and received with sufficient particulars on 6th May 1965 (as amended 9th May 1965) and shewn on the plan(s) 8513/2 accompanying such application, subject to the following conditions:—

- 1. A scheme for landscaping the site shall be submitted to the local planning authority for approval within six months of work starting on the site, the scheme, as approved, to be completed within twelve months and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
2. Close boarded and interwoven fencing 6-ft. high shall be provided as shown on plan 8513/2 before the dwellings are occupied and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.

The permission referred to above is subject to the following conditions:

- (i) A consent under the Town and Country Planning (Development) (Always Act)
- (ii) A passing of plans under the Town and Country Planning Act, 1936 as amended for any of the purposes of the Town and Country Planning Act, 1936 as amended.
- (iii) A consent under the Town and Country Planning (Drainage of Trade Premises) Act, 1937;
- (iv) An approval under the Clean Air Act, 1956;
- (v) A passing of plans under the Town and Country Planning Act, 1957.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

1. To protect and enhance the visual amenities of the locality;
2. To ensure that the privacy enjoyed by the occupiers of the adjoining residential property is adequately maintained.

Dated First day of September 1965

*C. W. King*

Town

Clerk/Surveyor of the Council.

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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.