

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To British Railways Board,
Estate and Rating Dept. (L.M. Region),
Middlesex House,
Taling Road, Wembley.

site for 12 x 3 storey houses; 17 x 2 storey houses;
17 garages and estate road
off Houghdown 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, the development proposed by you in your outline application dated 5th May 1964 and received with sufficient particulars on 5th May 1964 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.
2. The permission hereby granted shall not include approval to the layout or any other detail shown on the plan submitted.
3. A scheme for the landscaping of the site shall be submitted to the local planning authority for their approval not later than six months after the start 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.
4. Land shall be reserved for the future improvement of Houghdown Road across the frontage of the site to the requirements of the highway authority.
5. Plans and sections showing how the development on the site will be drained by gravity to the public sewer shall be submitted and form part of any subsequent application for development.
6. Delivered necessary accommodation does not come within the curtilage of any dwelling additional parking shall be provided on the basis of one car space to every two dwellings. Such parking shall be clearly laid out, shall be retained as such and shall not be used for any other purpose.

Please Turn Over PLEASE SEE NOTES OVERLEAF

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

- (i) A consent under section 75 of the Highways Act 1959;
- (ii) A passing of the plans or a consent for any of the purposes of the Public Health Act, 1936 as amended;
- (iii) A consent under the Public Health (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:—

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1958/63;
2. The layout plan and other details submitted does not necessarily comply with all the various requirements of the local planning authority;
3. In order to protect the visual amenities of the locality.
4. To ensure that the proposed development does not prejudice the future widening of Doughton Road and to safeguard the future improvement to traffic flow and road safety conditions along the public highway.
5. The site by reason of its level in relation to adjoining highways cannot be readily drained by gravity to the public sewer.
6. In order to meet the requirements of the local planning authority and to ensure that the access road is not obstructed by waiting vehicles.

Dated 7th day of July 1964

C. W. Kirk
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.