

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~County of Hertford~~ Rural District of Henal Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. H. Sanders, 3, Grange Close, Markyate.

Use of land for two flats at 17, High Street, Markyate, Herts. (N.E. side of High Street on OS. HERTS. XXV1.4)

Brief description and location of proposed development.

In Pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, and under the COUNTY OF HERTFORD (Delegation of Planning Functions) Scheme, 1952, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 4/6/62 and received with sufficient particulars on 8/6/62 and shewn on the plan(s) accompanying such application.

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

- 1) Having regard to the narrowness and shape of the site, it is considered that it could be satisfactorily redeveloped for residential purposes only by means of a comprehensive scheme with the adjoining land on the north side.
2) The proposed flats would be unsatisfactorily sited in that no provision is made for a building line behind the improvement line which affects the frontage of the site.

Dated 17th day of July 1962

PLANNING OFFICE RECEIVED - 2 AUG 1962 ACKD NSJ

Clerk of the Council. [Signature]

NOTE.

(1) 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 16 of the Town and Country Planning Act, 1947. 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 14 of the Act and of the Development Order and to any directions given under the Order.

(2) 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 Borough or 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 19 of the Town and Country Planning Act, 1947.

(3) 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 20 of the Town and Country Planning Act, 1947; and Part II of the Town and Country Planning Act, 1954.