

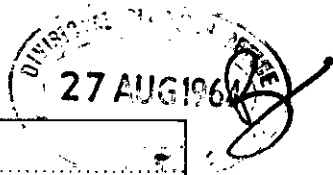
H.C.C. Code No.	W/1202/64
L.A. Ref. No.	5417

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~BOROUGH OF~~ .....  
~~URBAN DISTRICT OF~~ .....  
RURAL DISTRICT OF ..... **Hemel Hempstead.** .....

TOWN & COUNTRY PLANNING ACT, 1962

To  
Mr.G.P.Youngman,  
Whitestock,  
Langley Hill,  
Kings Langley.



Garage
at Whitestock, Langley Hill, Kings Langley. (Part Parcel 67A on OS.HERTS.XXXV111.4)

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 ..... 12/5/64 ..... and received with sufficient particulars on ..... 14/5/64 ..... and shewn on the plan(s) accompanying such application.

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

The proposal would result in a considerable encroachment of the existing building line thereby setting a precedent in the area.

Dated ..... 18th ..... day of ..... August ..... 19. 64.

Clerk/Surveyor of the Council. *Worley*

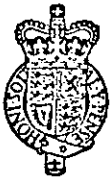
NOTE.

(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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540 , ext. 513

Please address any reply to

THE SECRETARY

and quote: APP/2142/A/90433

Your reference:

W/1202-64

24 MAY 1965

Sir,

Town and Country Planning Act 1962 - Section 23  
Appeal by Mr. G. P. Youngman

1. I am directed by the Minister of Housing and Local Government to refer to your appeal against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to permit the erection of a garage in the front garden of "Whitestock", Langley Hill, Kings Langley. Consideration has been given to the written representations made in support of the appeal and those of the council. An officer of the Department has visited the site.

2. Langley Hill is developed to a good standard, mainly with detached houses and bungalows. Except for a few of the older properties, the dwellings are generally set well back from the road. "Whitestock" occupies almost the entire width of its plot and has an integral garage about 9 feet wide by 20 feet long with entrance doors set about 52 feet from the road, up to which there is a gentle slope. It is proposed to site the new garage immediately in front of and facing the existing garage, with its rear wall 8 feet from the frontage. In this position it would be partly screened from the road by some of a group of trees which it is noted you wish to preserve. Adjoining to the west is a house with a projecting integral garage whose front is some 16 feet closer to the road than your own garage; to the east are older properties standing close to the road.

3. It is considered that the proposed garage sited well in front of your property would be out of place in what is now a tidy and orderly neighbourhood and would, if permitted, create conditions which would eventually lead to a lowering of its standards of visual amenity. The Council have said that they would be prepared to agree to a forward extension of the existing garage, and there seems no reason to doubt that this would be a practicable proposition. It is not thought that such an extension would spoil the appearance of your bungalow or necessarily involve the clearance of the group of trees on the frontage. In all the circumstances it has been decided that the Council's decision should be upheld: accordingly the Minister hereby dismisses your appeal.

I am, Sir,  
Your obedient Servant,

H. C. HOLLINGTON

(H. C. HOLLINGTON)  
Authorised by the Minister  
to sign in that behalf.

G. P. Youngman, Esq.  
"Whitestock"  
Langley Hill  
KINGS LANGLEY  
Hertfordshire

