

ADMINISTRATIVE COUNTY OF HERTFORD.

HEMEL HEMPSTEAD

The Council of the BOROUGH OF
XXXXXXXXXXXXXXXXXXXX
URBAN DISTRICT OF
XXXXXXXXXXXXXXXXXXXX
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. G.L.Richards,
"Allandale",
Redbourn Road,
Hemel Hempstead.

W. E. HERTFORD COUNTY COUNCIL
PLANNING DEPARTMENT

Residential development,
" Allandale", Redbourn Road, Hemel Hempstead.
at

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 24th July 1958 and received with sufficient particulars on 25th July 1958 and shewn on the plan(s) 6278 accompanying such application.

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

- 1. Part of the land is allocated in the master plan for Hemel Hempstead for allotments and should be reserved for this purpose.
2. About one quarter of the site cannot be drained into existing sewers; which are at the nearest point about 300 yards from the site.
3. It is considered that the application is premature because the greater part of the site is outside the area allocated for residential development on the master plan for Hemel Hempstead, which is at present being revised by the Hemel Hempstead Development Corporation at the request of the Minister of Housing & Local Government and the site should not be developed at the present time as such development might prejudice the proper development of the surrounding area in accordance with the revised master plan when it has been settled.

Dated 3rd day of September 1958.

C. J. ... Clerk/Surveyor of the Council

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.