

D.C.3.

H.C.C. Code No.	1356/65 E/8268/
L.A. Ref. No.	8268/5

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Keen & Wales,
 5 & 7 Georgewood Road,
 Hemel Hempstead.

Whose agent is -
 Mr. P. Hadden,
 2 Bramble Close,
 Kingswood, North Watford.

erection of nine flats and eighteen garages	Brief description and location of proposed development.
at <u>Yew Tree Cottage, Fishery Road, HEMEL HEMPSTEAD</u>	

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 2nd June 1965

and received with sufficient particulars on 8th June 1965 (as amended 17th March 66)
8268/5
 and shewn on the plan(s) accompanying such application, subject to the following conditions:-

1. The land (shown green on plan 8268/5) shall be reserved for the future improvement of the highway.
2. A footpath shall be provided up to the existing highway boundary as indicated on plan 8268/5.
3. No fence or other obstruction shall be erected or placed on the land to the roadside of the widening line marked on plan 8268/5.
4. The parking and garaging facilities shown on plan 8268/5 shall be provided at the same time as the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
5. Screen fencing 6-ft. high shall be provided on the northern boundary of the site before the flats are occupied and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
6. Obscured glazing shall be provided to the entrance, hallway and stairs of the flats on the northern elevation of the site; details of the glazing to be submitted and approved by the local planning authority before any work is started on the site.
7. Details of a clothes drying area shall be submitted to and approved by the local planning authority before any work is started on the site.
8. A scheme for landscaping the site shall be submitted to the local planning authority within six months of work ~~not starting on the site; the approved scheme to be completed within twelve months and thereafter maintained to the reasonable~~ satisfaction of the local planning authority.

PLEASE SEE NOTES OVERLEAF Turn Over

The permission referred to in this notice does not constitute:

- (i) A passing of plans or a consent for the purposes of the Public Health Acts 1936 and 1941; and the Building Regulations 1965.
- (ii) A consent under the Public Health (Drainage of Trade Premises) Act 1937.
- (iii) An approval under the Clean Air Act 1956; and the Thermal Insulation Act 1957.
- (iv) A consent under Section 75 of the Highways Act 1959.

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

1. 2 and 3. To comply with the requirements of the local highway authority.
4. To comply with the car parking standards adopted by the local planning authority.
- 5 and 6. To ensure that the privacy enjoyed by the occupiers of the adjoining residential property is adequately maintained.
7. To enable the local planning authority to give further consideration to the proposal.
8. To protect and enhance the visual amenities of the locality.

Dated Sixth day of April 19 66


Clerk/Surveyor of the Council.

Town

RECORDED

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.