

H.C.C. Code No. W/1484/65
L.A. Ref. No. 5678

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs.Craycoté Properties Ltd.,
10, St.Albans Road,
Watford.

Erection of 6 shops and flats and 12 garages
at Junction High Street/Common Lane, Kings Langley.
(Part Parcels 366 & 366a on OS.HERTS.XXXVIII.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 permit the development proposed by you in your application dated 30/6/65 and received with sufficient particulars on 1/7/65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. Land shall be reserved on the High Street and Common Lane frontages and at the junction of the two roads for the future improvement of these highways, to the requirements of the Highway Authority.
2. No part of the pavement behind the improvement line shall be used for the display of goods or advertising matter.
3. The proposed garages shall be used for the garaging of motor vehicles and for no other purpose.
4. No storage of packing cases, goods or other materials shall take place outside the building.
5. The materials to be used on the external elevations to be to the satisfaction of the Local Planning Authority.
6. Before a shop front or fascia is installed detailed plans of the proposal shall be submitted to and approved by the Local Planning Authority. The depth of each fascia shall be 2'6" or as may be agreed to by the Local Planning Authority. The colour and general design of each shop front and fascia shall have regard to others in the development.

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

1. To ensure the development does not prejudice the future improvement of the adjoining highways.
2. 4. and 5. To safeguard and preserve the visual amenities of the locality.
3. To ensure the proposed garages are used only for the purpose for which they are designed.
6. To secure a satisfactory and co-ordinated scheme of fascias and shop fronts in the interests of the appearance of the proposed development and the visual amenities of the locality.

Dated 16th day of November 19 65

[Signature]
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.