

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF Hemel Hempstead
Urban District Council
Rural District Council

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. D.K. Prior, Green End Dell, Green End Lane, Hemel Hempstead
whose agent is E.J. Aitchison, 63 Marlowes, Hemel Hempstead.

site for houses and flats
at Green End Dell, Green End Lane, Hemel Hempstead

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 21st May 1962 and received with sufficient particulars on 9th July 1962 and shewn on the plan(s) 8001 accompanying such application.

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

See attached.

Dated 28th day of November 1962

Town Clerk / Secretary of the Council

PLEASE SEE NOTES OVERLEAF

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.

1. The proposed development would result in an excessive number of dwellings on the site in relation to the density prevailing in the locality and proposed in the draft town map.
2. The site would be overdeveloped in that there would be insufficient space between buildings on the southern part of the site to maintain reasonable standards of privacy and inadequate rear space to the houses on the northern part of the site.
3. The arrangement and siting of the lock-up garages would be detrimental to the amenities and privacy enjoyed by the occupants of existing adjoining houses and the proposed flats.
4. The proposed access roads are tortuous, inconveniently arranged and liable to create confusion and inconvenience to visitors and tradesmen.