

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF HEMEL HEMPSTEAD

XXXXXXXXXXXXXX  
URBAN DISTRICT OF

XXXXXXXXXXXXXX  
RURAL DISTRICT OF

WEST HERTS DIVISIONAL  
PLANNING OFFICE  
R.F.  
27 SEP 1961

ACKD

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. J.W. Turner,  
The Bungalow,  
Pancake Lane,  
Hemel Hempstead

Whose agents are -  
H.A.E. Giddings & Partners,  
14 John Street,  
Bedford Row,  
London W.C.1.

site for bungalow and six semi-detached houses  
with garages  
xx adjoining The Bungalow, Pancake 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 ~~COUNCIL OF HERTFORD (Delegation of Planning Functions) Scheme, 1952~~, the Council on behalf of the Local Planning Authority hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 4th August 1961 and received with sufficient particulars on 8th August 1961 and shewn on the plan(s) 7789 accompanying such application, subject to the following conditions:—

- 1. The approval of the local planning authority is required before any development is commenced to its—
\* (a) siting;
\* (b) design;
\* (c) external appearance;
\* (d) means of access.
2. Reservation of land (shown hatched green on plan) for sight line south of road junction with Pancake Lane.
3. Provision of adequate sight line north of road junction.
4. Provision of footpath access from western end of cul-de-sac to Curtis Road.

\* Delete as necessary.

Please turn over.

PLEASE SEE NOTES OVERLEAF

The permission referred to in this notice does not constitute:-

- (i) A consent under section 75 of the Highways Act 1959
- (ii) A passing of the plans or a consent for any of the purposes of the Public Health Act, 1936 as amended;
- (iii) A consent under the Public Health (Drainage of Trade Premises) Act, 1937;
- (iv) An approval under the Clean Air Act, 1956;
- (v) A passing of plans under the Thermal Insulation Act, 1957.

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

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.
- 2.) To meet the requirements of the local highway authority.
- 3.) To ensure convenient access and circulation in the area.

Dated..... 20th ..... day of..... September 19 61

  
Town 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.

PLEASE SEE NOTICE BOARD