

*Yellow 1324*

H.C.C.  
Code No. *W/1680/65*

L.A.  
Ref. No. *5700*

**ADMINISTRATIVE COUNTY OF HERTFORD**

The Council of the ~~Borough of~~ .....  
~~Urban District of~~ .....  
RURAL DISTRICT OF *Henel Hempstead.*

**TOWN & COUNTRY PLANNING ACT, 1962**

To *Mr. D.C. Lee,*  
*"KinderHouse",*  
*Quickley Lane,*  
*Chorleywood, Herts,*

**Use of land for residential development**  
.....  
at *High Street, Flamstead, Herts.*  
*(Part Parcels 188 & 189 on O.S.HERTS.XXVII.5)*

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, 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 *2/8/65* and received with sufficient particulars on *2/8/65* and shewn on the plan(s) 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) layout; \*(c) design; \*(d) external appearance; \*(e) means of access.
2. ~~The detailed layout and constructional details of the proposed cul-de-sac shall be agreed with the Highway Authority before development is commenced.~~
3. The carriageway footways and verge of the proposed road shall be constructed hard up to the western boundary of the application land between Plots 4 and 5.
4. The proposed houses shall not exceed the size shown on the plan deposited in support of this application.

\*Delete as necessary.

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 ensure the cul-de-sac complies with the requirements of the Highway Authority.
3. To ensure the proposed road can be readily linked up with future proposals for the development of the adjoining land in the interests of a convenient road pattern in this part of the village.
4. The size of the individual plots in the opinion of the Local Planning Authority is adequate only to accommodate houses of a size shown on the deposited plan.

Dated ..... 17th ..... day of August ..... 19 65 .....

  
Clerk/Surveyor of the Council

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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.