

ADMINISTRATIVE COUNTY OF HERTFORD

HEMEL HEMPSTEAD

The Council of the BOROUGH OF
~~URBAN DISTRICT OF~~
~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1962

To B.A.R. Hobson, Esq.,
16 Box Lane,
Hemel Hempstead

erection of two detached dwellings and access road
at 16 Box Lane
HEMEL HEMPSTEAD

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 30th July 1965 and received with sufficient particulars on 17th August 1965 (as amended 28.3.66) and shown on the plan(s) 8303/2 accompanying such application, subject to the following conditions:—
1. The land (shown hatched green on plan 8303/2) shall be reserved for a future highway.
2. No fence or other obstruction shall be erected or placed on the land to the roadside of the sight lines marked on plan 8303/2.
3. No direct access shall be formed from Plot 2 on to Box Lane.
4. A road shall be constructed up to the northern boundary of the site as shown on plan 8303/2.
5. Screening to the satisfaction of the local planning authority shall be provided between Plot 2 and Plot 1 and the access thereto before the houses are occupied and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

The permission refused to in this notice does not cover:


- (i) A permission of plans or a consent for the purposes of the Public Health Acts 1936 and 1937; and the Building Regulations 1955
- (ii) A consent under the Public Health (Dusts and Trade Premises) Act 1937.
- (iii) An approval under the Clean Air Act 1956 and the Thermal Insulation Act 1959.
- (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. 3 and 4. To comply with the requirements of the local highway authority.

5. To ensure that the privacy enjoyed by the occupiers of the adjoining residential property is adequately maintained.

Dated Sixth day of April 1966


Clerk/Surveyor of the Council.
TOWN XXXXXXXX

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.