

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF **HEMEL Hempstead**
~~Urban District of~~
~~Rural District of~~

TOWN & COUNTRY PLANNING ACT, 1962

To **Buckley & Darville Ltd.,
31 Georgewood Road,
Hemel Hempstead.**

two (2) dwellings
at **69 St. Johns Road, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, ~~63~~ the development proposed by you in your outline application dated **2nd June 1963** and received with sufficient particulars on **28th August 1963** and shewn on the plan **7612/2** 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.

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*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 (Regulation 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, 1950⁶³

Dated 28th day of October 19 63



Town Clerk / ~~Supervisor 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.

C O P Y

MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, London, S.W.1.

THE SECRETARY.

APP/A/50000

RHF/LMB 3036

31 May 1962

Sir,

Town and Country Planning Acts, 1947 - 1959
Land at St. John's Road, Boxmoor.
Appeal by Messrs. Buckley and Darvill Limited.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. D.K. Rubie, F.R.I.C.S., on the local inquiry into your clients' appeal against the decision of the Hemel Hempstead Borough Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of a pair of shops and living accommodation on land at St. John's Road, Boxmoor.

2. The Inspector, a copy of whose report is enclosed, recommends that your clients' appeal be dismissed for the following reasons:-

the erection of shops would add unjustifiably to traffic congestion that already existed on a busy through route and would be unrelated and prejudicial to current proposals for a new shopping centre for the area, designed to relieve such congestion.

3. The Minister accepts his Inspector's recommendation; accordingly he dismisses your clients' appeal.

I am, Sir,
Your obedient Servant,

(F.G. RICKARD)

Authorised by the Minister
to sign in that behalf.

R.H. Faulkner, Esq., F.R.I.C.S., F.A.I.,
43 Market Place,
WATFORD,
Herts.