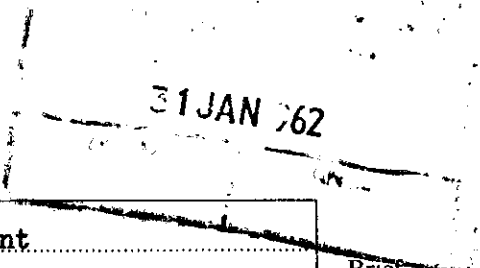


ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~County of~~
 Urban District of
 RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Miss A.M. Shepherd,
 Watling Garth,
 Old Watling Street,
 Flamstead,
 Herts.



Use of land for residential development
at Old Watling Street, Flamstead.
(Pt. Parcel 136 on OS. HERTS. XXV11.5)

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 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 and received with sufficient particulars on 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) design ;
 - * (c) external appearance ;
 - * (d) means of access.
2. This permission is valid only for a period of two years from the date of its issue.
3. The proposed dwelling shall be single storied.
4. The proposed dwelling shall be sited at the north western end of the site.

* Delete as necessary. Please turn over.

5. Land shall be reserved across the frontage of the site to the requirements of the Highway Authority to provide for the future improvement of the adjoining highway.

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 enable the Local Planning Authority to reconsider the proposal if the development has not been carried out within the period stated as the site of the proposed dwelling is situated within the proposed extension of the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to restrict further development in order to maintain the character and amenities of the Green Belt, and this permission is granted only to meet the particular needs of the applicant.
3. To reduce as far as possible the impact of the proposed dwelling upon the area which is proposed by the Local Planning Authority as an extension to the Metropolitan Green Belt.
4. To ensure the proposed dwelling is well related to the existing development in the vicinity.
5. To ensure the development hereby permitted does not prejudice the future improvement of Old Watling Street at this point.

Dated 16th day of January 1962

J. W. Tolson
Clerk ~~Secretary~~ 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 Town and Country Planning 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 Town and Country Planning, 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 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 Sections 20 and 79 of the Town and Country Planning Act, 1947.