

H.C.C. W/2158/63  
Code No. ....

L.A. 8103/1  
Ref. No. ....

**ADMINISTRATIVE COUNTY OF HERTFORD**

The Council of the BOROUGH OF HEMEL HEMPSTEAD

~~WINDSOR DISTRICT OF~~

~~REXHAM DISTRICT OF~~

**TOWN & COUNTRY PLANNING ACT, 1962**

To **F. & C. Costin Limited**  
**228 Kenton Road,**  
**Kenton,**  
**Harrow, Middlesex.**

Whose agents are :  
**Messrs. Richardson & McLaughlan**  
**13 Mansfield Street,**  
**London, W.1.**

.....  
.....  
..... **twenty-one (21) houses and garages** .....  
at..... **"Greencoats" Leverstock Green, 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 give APPROVAL TO THE DETAILS which were reserved for subsequent approval in planning permission granted:—

on..... **10th July 1963** ..... in respect of outline application

L.A. Ref. **8103** ..... H.C.C. Code No. **W/816/63** ..... at the above mentioned location in accordance with the drawings submitted by you, with your application dated ..... ~~21st April 1963~~ **8th October, 1963.**

Dated ..... **12th** ..... day of **November** ..... 19**63**

  
Town Clerk/Surveyor of the Council  
~~Richardson & McLaughlan~~

NOTE.—This is not a separate planning permission, but must be read in conjunction with any conditions attached to the outline planning permission.

H.C.C. Code No. **C/413 - 63.**  
L.A. Ref. No. **G.9738.**

**ADMINISTRATIVE COUNTY OF HERTFORD**

The Council of the ~~BOROUGH OF~~ .....  
~~URBAN DISTRICT OF~~ .....  
RURAL DISTRICT OF **ST. ALBANS,** .....

**TOWN & COUNTRY PLANNING ACT, 1962**

To **P. and C. Costin Ltd.,**  
**Per Messrs Richardson and McLaughlan,**  
**13 Mansfield Street,**  
**London W.1.**

**New roads and housing development**  
.....  
at **Greenacres and Dalmer Avenue, Leverstock Green,**  
**St. Michael Rural.** .....

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 **21st March, 1963,** and received with sufficient particulars on **23rd April, 1963** and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. Detailed plans showing the sizes, depths and gradients of all soil and surface water sewers shall be submitted for the further approval of the local authority before any engineering or building operations are commenced.
2. Detailed plans showing the levels, gradients and constructional details of the proposed new streets shall be submitted for the further approval of the local planning authority before any building or engineering operations are commenced.
3. Detailed plans showing the design, elevations, height and materials of all buildings and the method of drainage shall be submitted for the approval of the local planning authority before any building development is commenced.
4. A scheme for landscaping shall be submitted for the consideration of the local planning authority within six months of the commencement of works on the site and such scheme shall be completed within twelve months of its approval and thereafter maintained to the reasonable satisfaction of the local planning authority.


5. Before any building operations in connection with the proposed dwellings are commenced, the new streets shall be laid out and constructed to the reasonable requirements of the local planning authority.

6. This permission does not extend to plots numbered 48 and 49.

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

To ensure the proper development of the land.

Dated Nineteenth day of July, 1963.

  
Council 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.