

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Mr.R.Keen,
 26, Avenue Road,
 St.Albans, Herts.

Demolition of two derelict houses and erection of house and garage at 111-113, High Street, Markyate, Herts. (Part Parcel 180 on OS.HERTS.XXV1.4)

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, the Council on behalf of the Local Planning Authority **hereby refuse** the development proposed by you in your application dated..... 8/11/62..... and received with sufficient particulars on..... 9/11/62..... and shewn on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

1. It is considered that the site is too small to enable a dwelling to be satisfactorily sited in relation to the boundaries of the plot, having regard to the need to reserve adequate land across the frontage of the site for future road widening.
2. Due to the narrow frontage of the site and the need for any building on it to be set behind the existing development on either side, the resulting development would be unsatisfactorily sited in relation to adjoining development. The redevelopment of the site can only, therefore, be satisfactorily carried out in association with the redevelopment of adjoining land of sufficient frontage as to permit of satisfactory frontage development to High Street.

Dated..... 19th..... day of..... March..... 19 63.

W. W. Shaw
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 Housing and Local Government 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 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 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 or the Minister of Housing and Local Government 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 Section 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.