

H.C.C.  
Code No. H/2364/63  
L.A.  
Ref. No. 7789/4

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To

L.A. White & Co. Ltd.,  
Pancake Lane,  
Hemel Hempstead.

whose agent is:  
Mr. B. V. Poulter,  
57 Marlowes,  
Hemel Hempstead.

Eight (8) semi-detached houses; estate road and  
sewers  
at  
X off Pancake 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 refuse the development proposed by you in your application dated 7th November 1963 and received with sufficient particulars on 8th November 1963 and shewn on the plan(s) 7789/4 accompanying such application.

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

1. The layout of the proposed development is unsatisfactory in that there would be inadequate space about the buildings.
2. The building line to the proposed garages would be inadequate.
3. There would be insufficient visibility at bend in the road.

Dated 25th day of November 1963

*C. White*  
Clerk/Surveyor of the Council.  
Town ~~XXXXXXXXXXXX~~

196/20  
PLEASE SEE NOTES OVERLEAF

SEE NOTES OVERLEAF

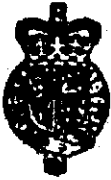
NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 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 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 provision 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 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 123 and Part VI of the Town and Country Planning Act, 1962.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540, ext.

Please address any reply to

THE SECRETARY

and quote: APP/1199/A/77961

Your reference: PWF/BC

27 JUL 1964

Sir,

Town and Country Planning Act 1962; Section 23  
Appeal by Messrs. A. A. White and Company Limited  
Application No. W/2364/63

I am directed by the Minister of Housing and Local Government to refer to your clients' appeal against the refusal of Hemel Hempstead Borough Council, acting on behalf of Hertfordshire County Council, to permit the erection of 2 semi-detached houses and the construction of an estate road on land off Paroake Lane, Leverstock Green, Hemel Hempstead.

The Minister has considered the representations made in support of the appeal and the council's objections. One of his Inspectors has visited the site.

In the Minister's opinion the question of development on this restricted plot of backland needs to be considered on amenity grounds rather than on a density basis. He considers that the erection of 2 pairs of semi-detached houses on the appeal site would result in inadequate space about buildings and in a lack of privacy, particularly to the houses at the end of Curtis Road. Also, as regards the proposed access road, the Minister thinks that a right angle bend of 20 feet radius would be unsatisfactory and most difficult to negotiate, especially by tradesmen's vans and similar vehicles. For these reasons the Minister has decided to dismiss your clients' appeal.

I am, Sir,

Your obedient Servant,

(Signed) D. G. POMEROY

(D. G. POMEROY)

Authorized by the Minister  
to sign in that behalf

COPY SENT	
TO:-	
B.T.	
DE	24/7/64
M.S.M.	
C.P.M.	

F. W. Poulter,  
17 Marlborough  
Street, London  
W.1.