



H.C.C. Code No. W/2752/64

L.A. Ref. No. 5555

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough of~~~~Urban District of~~

RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To

Queensbury Property Co.Ltd.,
46, Woodford Road,
Watford.Use of land for the erection of four houses and four
garages.

at Archer Close, Langley Hill, Kings Langley.

(Parcel 67C on OS.HERTS.XXXV111.4)

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 16/11/64 and received with sufficient particulars on 17/11/64 and shewn on the plan(s) accompanying such application.

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

The site forms part of a small residential estate for which outline permission was granted for development by 22 dwellings. Development of the major part of the estate by 20 houses, all detached, has been carried out under a detailed permission granted in 1960. The development of the remaining vacant land on the estate should be by detached dwellings of a standard not less than that of the existing development.

The application site has a frontage less than the frontage of 3 adjoining detached houses on which there is no surplus frontage. In order that the development of the application land should be in keeping with that of the existing development, the Local Planning Authority are of the opinion development of the site should not exceed 2 detached dwellings and that the proposed development by 2 pairs of semi-detached houses would be excessive, having regard to the standard and type of residential development in Archer Close, of which the site forms part.

Dated 5th day of January 19 65

Clerk/Secretary of the Council.

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.