

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF HEMEL HEMPSTEAD

Urban District Council

Rural District Council

TOWN & COUNTRY PLANNING ACT, 1962

To Arthur Ellis Properties Ltd. Tudor House, Rickmansworth Road, Cherleywood, Herts.

Whose agents are: J. Rice & Partners, Chorleywood Cottage, Chorleywood.

Site for nine (9) flats and garages at Yew Tree Cottage, Fishery Road, 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 permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, 63 the development proposed by you in your outline application dated 16th December 1964 (as amended 8.2.1965) and received with sufficient particulars on 16th December 1964 (as amended 8.2.1965) 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) layout; \*(c) design; \*(d) external appearance; \*(e) means of access.
2. Reservation of land (shown hatched green on plan 8268/2) for road improvement.
3. No new fences, walls or gates shall be erected in front of the improvement line.
4. A landscaping scheme shall be submitted to the local planning authority for approval within six months of the work starting on the site; the scheme, as approved, to be completed within twelve months and thereafter maintained to the reasonable satisfaction of the local planning authority.
5. Close boarded screen fencing 6ft high shall be erected on the northern boundary of the site before the flats are occupied and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
6. Simultaneously with the development hereby permitted parking space for five visitors' cars shall be provided together with satisfactory access and manoeuvring space and shall be thereafter maintained to the reasonable satisfaction of the local planning authority.
7. This permission shall not extend to any of the details shown on plan 8268/2.

\*Delete as necessary

The permission referred to in this notice does not constitute:

- (i) A consent under section 75 of the Highways Act 1959
- (ii) A passing of the plans or a consent for any of the purposes of the Public Health Act, 1936 as amended;
- (iii) A consent under the Public Health (Drainage of Trade Premises) Act, 1937;
- (iv) An approval under the Clean Air Act, 1956;
- (v) A passing of plans under the Thermal Insulation Act, 1957.

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, 1958.
- 2 & 3. To meet the requirements of the local highway authority.
4. To protect and enhance the visual amenities of the locality.
5. To ensure that the privacy enjoyed by the occupiers of the adjoining residential property is adequately maintained.
6. To comply with the standards adopted by the local planning authority.

Dated 11th day of February 1965.

  
Town Clerk / ~~Secretary of the Council~~

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.