

ADMINISTRATIVE COUNTY OF HERTFORD

HEMEL HEMPSTEAD

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

TOWN & COUNTRY PLANNING ACT, 1962

To
Council for the New Town,
Swan House Street,
Hemel Hempstead.
Plans are in
New Town, Hemel Hempstead,
53 Marlborough,
Hemel Hempstead

Two of three person flats with four garages below
at Little East,
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 the development proposed by you in your application dated 14th November 1967 and received with sufficient particulars on 22nd March 1968 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. A scheme for landscaping the site shall be submitted to the local planning authority for their approval not later than three months after the start of the development hereby permitted and if the scheme is not satisfactory to them it shall be amended to their satisfaction not later than six months after the start of the development hereby permitted and the approved scheme shall be completed and implemented within twelve months of the approval of the local planning authority and the landscaping shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
2. The height of the building, whether as originally erected or as subsequently extended or altered, shall be restricted as shown (whether in consequence of a change of use or otherwise) it does not exceed the premises having an aggregate ground floor space exceeding 3,000 sq. ft.

The permission referred to in this notice does not constitute:-

- (i) A passing of plans or a consent for the purposes of the Public Health Acts 1936 and 1947 and the Building Regulations 1965.
- (ii) A consent under the Public Health (Drainage of Tides Premises) Act 1937.
- (iii) An approval under the Clean Air Act 1956; and the Thermal Insulation Act 1957.
- (iv) A consent under Section 75 of the Highways Act 1959.

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

- 1. To protect and enhance the visual appearance of the locality.
- 2. To comply with the provisions of Section 7 of the Control of Pollution and Industrial Development Act 1973.

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Dated Third day of April 1974

Town Clerk/Surveyor 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.