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H.C.C. Code No. w/2296/65

L.A. Ref. No. 5741

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF ... URBAN DISTRICT OF ... RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To Mr.D.W.Shepherd, 2, Parsons Close, Flamstead, Herts.

Use of house for dwelling and office, and yard as a builder's yard at "Southernwood", High Street, Flamstead, Herts. (Part Parcel 227 on OS.HERTS.XXVII.5)

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 25/10/65 and received with sufficient particulars on 27/10/65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. Simultaneously with the carrying out of the development hereby permitted provision shall be made within the site for the parking of all motor vehicles associated in any way with the proposed development to the reasonable satisfaction of the Local Planning Authority.
2. No part of the site outside any buildings which may be erected on the site at a later date shall be used for the storage of vehicles, plant or equipment of any kind exceeding a height of 10ft. above the level of the site.
3. Any work shall be carried out in such a manner that no detriment to the amenity of the locality is caused by noise, vibration, dust and no machinery shall be installed for the purpose of any such process which might cause such detriment.
4. Work shall be carried on only during the hours of 8.0 am. to 8.0 pm. on Monday to Fridays and from 8.0am. to 1.0pm. on Saturday.
5. This permission shall enure for the benefit of the applicant, Mr.D.W.Shepherd only and shall not operate for any other person or firm.

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

1. To ensure the development hereby permitted makes adequate provision for the garaging of all motor vehicles likely to be associated with the occupation of the proposed development in accordance with the policy of the Local Planning Authority and to ensure the use of the development does not result in vehicles standing on the adjoining highway.
- 2, 3, & 4. In order to protect the amenities at present enjoyed by the residents in the vicinity.
5. The site of the proposed development is within a proposed extension to the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to permit only development required for agricultural or other essential purposes. The site is therefore not zoned for industrial or business purposes and permission is granted only to meet the particular needs of the applicant.

Dated 21st day of December 1965


Clerk ~~Superior~~ 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.