

D.C.3.

Yellow 1358

H.C.C. Code No.	W/2368/65
L.A. Ref. No.	5745

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Tracie Smith Ltd.,
Honours Mead,
Bovingdon,
Herts.

Erection of two pairs of semi-detached houses with garages at off Hyde Lane, Bovingdon. (Part Parcel 393 on OS.HERTS.XXXVIII.2)
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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 4/11/65 and received with sufficient particulars on 8/11/65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

The colour of the roof tile used on the proposed semi-detached houses shall be red or red-brown or as may be agreed by the Local Planning Authority.

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

To ensure the development does not adversely affect the visual amenities of the locality.

Dated 15th day of February 19 66

B. W. Shaw
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.

HEMEL HEMPSTEAD RURAL DISTRICT COUNCIL

PUBLIC HEALTH ACT, 1936

THE BUILDING REGULATIONS, 1965.

To **Ridgeset Ltd.,
Building Contractors,
78 Stephyns Chambers,
Bank Court,
Hemel Hempstead.**

Erection of pair of semi-detached bungalows with garages	description and location of proposed work
at Hyde Lane, Bovington, Herts.	

NOTICE THAT PLANS OF PROPOSED WORK HAVE BEEN PASSED

THE COUNCIL HEREBY GIVE YOU NOTICE in pursuance of Section 64 of the Public Health Act 1936, that the Plans and/or Description of the works proposed by you and deposited with them in accordance with the Building Regulations 1965 on 23/2/66 were passed at their meeting held on 1/3/66.

The passing of the Plans operates as an approval for the purposes of the Building Regulations and the Public Health Act 1936 only.

It is a requirement of the Building Regulations that the Council shall be furnished with the following notices:—

- (a) not less than 24 hours notice in writing of the date and time when the operation will be commenced; and
- (b) not less than 24 hours notice in writing before the covering of any excavation for a foundation, any foundation, any damp proof course or any oversite; and
- (c) not less than 24 hours notice in writing before any drain or private sewer to which these regulations apply will be haunched or covered in any way; and
- (d) notice in writing not MORE THAN 7 DAYS after the work of laying such a drain or private sewer has been carried out, including any necessary work of haunching, surrounding and back-filling of the trench.

Notice in writing shall also be given as follows:-

- (a) notice not MORE THAN 7 DAYS after the completion of the erection of a building, or (if it is proposed to occupy a building or part of a building before it is completed) not LESS than 7 days before occupation as well as NOT MORE THAN 7 DAYS after completion.
- (b) notice not MORE THAN 7 DAYS after the completion of any alteration or extension of a Building.
- (c) notice not MORE THAN 7 DAYS after the completion of the works or the installation of fittings in connection with a building.

This notice does not constitute a consent under the Town & Country Planning Act, 1962, the Factories Act 1961 or the Offices, Shops and Railway Premises Act 1963.

If it is desired to obtain an Improvement Grant under the Housing Acts, a separate application must be made to the Council and their approval obtained *before the work is commenced*.

Dated this 7th day of March 19 66

THE BURY,
QUEENSWAY,
HEMEL HEMPSTEAD.

Surveyor
to the Hemel Hempstead Rural District Council