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H.C.C.  
Code No. W/2502/65  
L.A. 5758  
Ref. No. 5728

**ADMINISTRATIVE COUNTY OF HERTFORD**

The Council of the ~~Parish of~~ .....  
~~Urban District of~~ .....  
RURAL DISTRICT OF Hemel Hempstead.

**TOWN & COUNTRY PLANNING ACT, 1962**

To **Mrs. E.B. Tomblin,**  
**4, London Road,**  
**Markyate,**  
**Herts.**

**Use of land for the erection of two dwellings**  
.....  
at **adjoining 4 London Road, Markyate, Herts.**  
**(Part Parcel 225b on G3.HERTS.XXVI.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 permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 26/11/65 and received with sufficient particulars on 8/8/66 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.

six months after the commencement of the development hereby permitted and the scheme as approved shall be completed within one year after the date of such approval and thereafter maintained to the reasonable satisfaction of the Local Planning Authority.

5. Siting of the building and pump islands within the plot. All development to be set back behind the Trunk Road improvement line.
6. The position and layout of the means of access and the provision and maintenance of adequate visibility at the means of access.
7. Before any part of the proposed development is brought into use arrangements shall be made and carried out to the satisfaction of the Local Planning Authority for the foul drainage of the proposed development to be connected to a public drainage system.

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, 1950.
2. The information submitted with the application is insufficient for the Local Planning Officer to determine whether the proposed layout and buildings would be satisfactory.
3. To ensure that adequate provision is made within the site for the parking of all motor vehicles associated with the development in the interests of safety and free flow of traffic on nearby highways.
4. In the interests of the visual amenities of the proposed development and of the locality.
5. So that the future Trunk Road improvements will not be prejudiced.
6. To minimise interference with the traffic flow and safety on the adjacent Trunk Road.
7. To ensure the drainage of the site is satisfactory having regard to the proximity of the site to a public water supply.

Dated 16th day of August 19 66

*W. W. W. W.*  
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.