

1/2 flow 1357

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~BOROUGH OF~~

~~UNION OF~~

RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs.Hertford Investment Co.Ltd.,
1, Paper Buildings,
Temple,
London E.C.4.

<p>Erection of dwellings and access road</p> <p>at <u>Watford Road, Kings Langley.</u></p> <p><u>(Part Parcel 64h and Part Parcel 65 on OS.HERTS.XXXVIII.8)</u></p>
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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, 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 1/12/65 and received with sufficient particulars on 2/12/65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 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.
- The number of dwellings to be erected on the land and the details of the layout shall be as shown on Drawing No.403/1/3A submitted with this application or with such amendments as may be agreed in writing by the Local Planning Authority.
- Before the development hereby permitted is commenced, details of the proposed cul-de-sac and its access to the trunk road shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Cont.

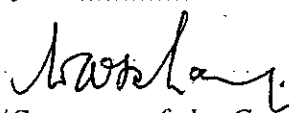
*Delete as necessary.

4. Before the development hereby permitted is commenced a scheme for the landscape treatment of the parts of the site abutting the cul-de-sac together with screen walls or fences to the rear gardens abutting the cul-de-sac shall be submitted to and approved by the Local Planning Authority.

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. To ensure the satisfactory development of the site.
3. To ensure the proposed development is satisfactory from a highway point of view.
4. In the interests of the visual amenities of the proposed development and of the locality.

Dated 15th day of February 1966


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.