

D.C.3.

1364 yellow.

H.C.C. Code No.	W/2652/65
L.A. Ref. No.	5772

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.R.French,
32, Rucklers Lane,
Kings Langley.

Conversion of existing house into two self-contained flats
at 30, Rucklers Lane, Kings Langley.
(Part Parcel 455a on OS.HERTS.XXXIII.16.)

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 16/12/65 and received with sufficient particulars on 17/12/65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

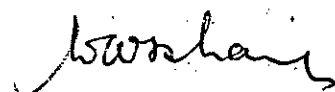
Each flat shall be used only for single person occupation.

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

The flats are below the recommended standard for two person residential units given by the Parker Morris Committee. The occupation of the flats other than by single persons would be detrimental to the policy of the Local Planning Authority which seeks to ensure adequate standards of living accommodation for each new living unit.

Provision for garaging cannot be made within the curtilage of the site, which is contrary to the policy of the Local Planning Authority which states that a garage or garage space must be provided for each new living unit and permission is only given to this proposal having regard to the circumstances of the applicant and the proposed occupants of the flats.

Dated 15th day of March 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.