

HERTFORDSHIRE COUNTY COUNCIL

To the Surveyor of the

Hemel Hempstead R.D.C.

H.C.C.
Code No. W/2441/65

L.A.
Ref. No. 5734

2-DEC 1965 Date 1st December, 1965.

TOWN & COUNTRY PLANNING ACT, 1962

Use of land for residential development, at Aldridge Yard, High Street, Markyate.
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Brief description and location of proposed development.

a) The above application dated 12.10.65 is deemed as received with sufficient particulars on the 10.11.65 (date) and the Statutory Period will expire on the 9.1.66 (date). The official notice form I.W.F.3/~~I.W.F.3A~~ may now be sent to the Applicant.

(b) *sent 2/12/65* The above application dated does not contain sufficient particulars. Will you please obtain the following further information:—

(c) I consider that this application or proposal falls within the terms of the Appendix to the Schedule of the Delegation Agreement Article 2Ha ; I shall make a recommendation in due course.

(d) I consider the application or proposal falls to be dealt with by your Council under the Delegation Agreement. As requested, I will make a recommendation in due course. *

..... Divisional Planning Officer,

..... Western..... Division.

* Delete as necessary

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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. T.C. Horne,
Tanglewood,
Old Hill Wood,
Studham, Dunstable.

Use of land for residential development
at Aldridges Yard, High Street, Markyate, Herts.
(N.E. side of High Street on OS. HEWTS. 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 refuse the development proposed by you in your application dated 12/10/65 and received with sufficient particulars on 10/11/65 and shewn on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

- 1. The site is part of a larger area of land, which should be developed on a comprehensive basis. The development of the site by two houses would, in the opinion of the Local Planning Authority, be premature in the absence of a comprehensive plan for the redevelopment of adjoining land and could prejudice the development of other sites in the immediate locality.
- 2. The proposed development involving a double building line would constitute badly sited development and would be likely to be detrimental to the amenities of the existing houses in the vicinity.
- 3. The lengthy access to the site from the highway would be likely to lead to unnecessary cost and inconvenience in the provision of all kinds of services to the houses when occupied.
- 4. Access to the site is extremely narrow, and is considered unsatisfactory in that the additional use of the access would interfere with the safety and free flow of traffic on the adjoining highway.

Dated 18th day of January 19 66

Clerk/Surveyor of the Council. [Signature]

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 refuse permission or approval for the proposed development, or 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 provision 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 refused, or 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.