

H.C.C. Code No.	4/37/74
L.A. Ref. No.	215/69

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the Borough of

Urban District of BERKHAMSTED.

Rural District of

TOWN & COUNTRY PLANNING ACT, 1971

To Messrs.Mackrill and Co.,
per R.S.Wayman Esq.,
1,Lower Kings Road.
BERKHAMSTED. Herts.

Change of use of ground floor from residential to professional offices at 320 High Street, Berkhamsted.	Brief description and location of proposed development.
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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 15.1.74. and received with sufficient particulars on 16.1.74. and shewn on the plan(s) accompanying such application, subject to the following conditions:-

~~1) The development to which this permission relates shall be begun within a period of 000000 years commencing on the date of this notice~~

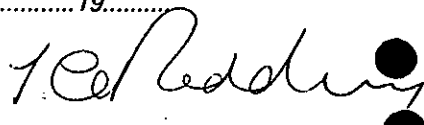
1. The permission hereby granted shall be for a limited period expiring on the 31st December, 1975; on or before the expiration of this period the use shall be discontinued unless the prior approval of the Local Planning Authority has been obtained in writing for continuance of the use for a further period.
2. The existing parking area and access laid out in accordance with the drawing submitted to the Local Planning Authority for approval on 13th May, 1970 shall be retained, and this parking shall remain available during the duration of the use of the ground floor for the purpose hereby permitted.

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

(1) ~~To comply with the requirements of Section 41 of the Town & Country Planning Act 1971.~~

1. To enable the Local Planning Authority to review the position at the end of the limited period and to ensure the development does not prejudice future proposals for the redevelopment of the town centre.
2. To ensure that satisfactory car parking arrangements are provided in accordance with the Hertfordshire County Council parking standards and to provide satisfactory access provision ensuring minimum interference with the free flow and safety of traffic on the adjacent trunk road.

Dated..... 21st day of February, 19 74.


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 refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain 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 statutory requirements, to the provisions 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 Secretary of State 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

HERTFORDSHIRE COUNTY COUNCIL

To the Surveyor of the

Berkhamsted U.D.C.

H.C.C. Code No. 4/37/74

L.A. Ref. No. 215/69

Date 23rd January, 1974

TOWN & COUNTRY PLANNING ACT, 1971

Renewal of permission for change of use of Ground
Floor only to professional offices.
at 320 High Street, Berkhamsted.

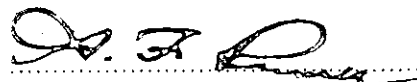
Brief description and location of proposed development.

- a) The above application dated 15th January, 1974 is deemed as received with sufficient particulars on the 16th January, 1974 (date) and the Statutory Period will expire on the 15th March, 1974 (date). The official notice form I.W.F.3 may now be sent to the Applicant.
- (b) 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; 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,
West Division.

* Delete as necessary