

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **LACOREUM**
 IN THE COUNTY OF HERTFORD

To Messrs. Joseph Driver Ltd.,
 Building,
 9, Akenan Street,
 Tring, Herts.

Agent: Brian B. Smith Esq.,
 Architect,
 45 Meadowcroft,
 St. Albans,
 Herts.

Development for 6 flats and office block at 79 & 79A Western Road, Tring.

Brief
 description
 and location
 of proposed
 development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated **1st May, 1975** and received with sufficient particulars on **6th May, 1975** and shown on the plan(s) accompanying such application.

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

1. The inclusion of office development in the proposal submitted would be contrary to the allocation on the Town Map for residential purposes.
2. The use of part of the site for offices would detract from the general amenities at present enjoyed by occupants of existing adjoining properties and those of the proposed dwellings in this present application.

Dated **4th** day of **September** 19 **75**

Signed.....

Director of Technical Services.

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 for the Environment 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 District Council in which the land is situated, 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.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/192/74

Other
Ref. No. 2054/74

667/75D
4/0426/75

THE DISTRICT COUNCIL OF DACCOMB
IN THE COUNTY OF HERTFORD

To Mrs. J. O'Connell,
"Trough Laiths",
Buckland,
Aylesbury, Bucks.

Agents: Conlisk & Sons, 10, Wye House,
29, London Road,
High Wycombe, Bucks.

Extension of 11 two-bedroom flats, 1974, 1975
and access
79 and 71a, Western Road, Tring.

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1971, as amended, the development proposed by you in your outline application dated 10th February 1974, and received with sufficient particulars on 1st March 1974, and shown on the plan(s) accompanying such application, subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, or in default of agreement by the Minister of Housing and Local Government before any development is commenced.
2. (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:
(i) the expiration of a period of 3 years commencing on the date of this notice.
(ii) the expiration of a period of 3 years commencing on the date upon which final approval is given by the local planning authority or by the Minister or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Minister.
3. The details submitted in accordance with condition (1) hereof shall include:
(a) a survey of the site including levels, natural features, trees and hedges;
(b) garaging and parking facilities;
(c) refuse collection and general storage arrangements;
(d) provision of 6' high screen walling/fencing boundary treatment.
4. The development hereby permitted shall not be completed until:
(a) all buildings existing on the site at the date of this permission shall have been demolished;
(b) the items referred to in condition (3) hereof shall have been provided.
5. The front boundary wall shall not exceed a height of 2'6" above present level.

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF
URBAN DISTRICT OF
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACTS, 1962 to 1968

To A.J. Haslaren, Esq.,
(Agent for Mrs. J. Openshaw)
101 Hartland Street,
MANCHESTER M60 1EH

Outline application for residential re-development of
site
at 79 and 79a Western Road, Tring, Herts

Brief
description
and location
of proposed
development.

In pursuance of their delegated powers under the above-mentioned Acts 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, 1963, as amended by the Town and Country Planning General Development (Amendment) Order, 1969, the development proposed by you in your outline application dated 19th January, 1973 and received with sufficient particulars on 23rd January, 1973 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, or in default of agreement by the Minister of Housing and Local Government before any development is commenced.
2. (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of 5 years, commencing on the date of this notice.
 - (ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Minister or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Minister.
3. The applicant shall submit, at a later stage, for further consideration by Hertfordshire County Council, details of (a) layout and (b) access arrangements ensuring that there is no pedestrian or vehicular access from the site direct onto the trunk road and to prevent this the applicant shall construct a fence or wall along the entire trunk road frontage of the site effective against entry by vehicles or pedestrians.
4. Sufficient land shall be reserved along the Chapel Street frontage of the site for highway widening.

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, 1963, as amended by the Town and Country Planning General Development (Amendment) Order, 1969.
2. To comply with the requirements of Section 66 of the Town and Country Planning Act, 1962.
3. So that there shall be minimum interference with the free flow and safety of traffic on the trunk road.
4. To meet the requirements of the Highway Authority for the provision of a carriageway and footpaths of adequate width to deal with the vehicular and pedestrian traffic generated by the proposed development and in the interest of road safety generally.

Dated 15th day of June 1973

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Chairman 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 Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act, 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London S.W.1.) The Minister 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 Minister 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. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1962).

(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 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 VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).

(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 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 of the Town and Country Planning Act 1962.