

H.C.C. Code No. 4/71/72  
L.A. Ref. No. 261/72

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the Borough of .....  
Urban District of .....  
Rural District of .....

TOWN & COUNTRY PLANNING ACTS, 1962 to 1968

To: Messrs. Melvin & Lansley (Agents for Brook Properties Ltd.)  
113, High Street,  
Hertford,  
Herts.

Conversion of old vicarage for office use and cartyker's flat plus erection of wing of offices at vicarage, Church Square, Hertford

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 22nd December, 1971 and received with sufficient particulars on 30th December, 1971 and shown 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 5 years commencing on the date of this notice.
- The use of the building whether as originally erected or as subsequently extended or altered shall be restricted so that it does not at any time contain office premises having an aggregate floor space which exceeds 10,000 sq. ft.
- 3. Save with the prior written consent of the local planning authority none of the trees, shrubs, hedges or hedges on the survey drawing No. 152/2 which accompanies the application to which this permission relates shall be felled, cut down, uprooted, or in any other manner destroyed or removed. In the event of the felling, cutting down, uprooting, destruction or removal in any other manner of any tree, shrub, hedge referred to above, then unless the local planning authority shall have agreed in writing to dispense with this requirement, there shall be planted in its place within such period another tree, shrub, or hedge such size and species as may be agreed with the local planning authority.
- 4. A sample of the materials to be used on the external elevation of the proposed building shall be submitted to and approved by the local planning authority before the development hereby permitted is commenced.
- 5. Car parking to the extent indicated on the drawings submitted in support of this application shall be provided before the first rateable occupation of the development hereby permitted.

PLEASE TURN OVER

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 66 of the Town & Country Planning Act 1968

- To comply with the requirements of Section 74 of the Control of Office and Industrial Development Act, 1965.
- In order to retain the character and appearance of the site and the surrounding landscape in the interests of the visual amenities of the locality.
- To ensure the development does not adversely affect the visual amenities of the locality.
- To ensure the development makes provision for the parking of all motor vehicles likely to be associated with the proposed use in the interests of the safety and free flow of traffic on adjoining highways.

Dated..... 22nd ..... day of February 1972

*W. J. [Signature]* / 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 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 1966 and section 23 of the Industrial Development Act 1968.)

(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.