

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF
URBAN DISTRICT OF
RURAL DISTRICT OF **BERKHAMSTED.**

TOWN & COUNTRY PLANNING ACT, 1962

To Trust Houses, Ltd.,
C. Purdsey, Esq.,
53 Chert's Gardens,
London, E.C.2.

Extension comprising of 30 new bedrooms,
at Bridgewater Arms Hotel, Little Gaddesden.

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 27th January, 1965. and received with sufficient particulars on 28th January, 1965. and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The approval of the local planning authority is required before any development is commenced to its—
*(a) siting; *(b) layout; *(c) design; *(d) external appearance; *(e) means of access.
- 2 Any building erected under this permission shall comprise only and be used only as bedrooms and other accommodation ancillary to the use of the existing premises as an hotel.
3. Simultaneously with the carrying out of the proposed development, provision shall be made within the site for the parking of all motor vehicles associated with the use of the hotel as enlarged in accordance with a layout plan to be submitted to and approved by the Local Planning Authority before development is commenced.
4. The design and external appearance of the proposed building shall pay regard to the character of the existing hotel and its surroundings as part of a village or the proposed extension of the Green Belt and in an area of

*Please Turn Over


Great Landscape Value.

5. Land shall be reserved across the frontage of the site to the requirements of the Highway Authority.

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, 1950.
2. The site is within a proposed extension of the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to permit only such development as is justified or essential in the locality. Any development on the site other than as an extension to the existing building and use would be contrary to the said policy and would be prejudicial to the maintenance of the Green Belt in the locality.
3. To ensure that provision is made within the site for the parking of all motor vehicles associated with the hotel as enlarged in the interests of the safety and free flow of traffic on nearby highways.
4. In the interests of the visual amenities of the locality.
5. To ensure the development hereby permitted does not prejudice the future improvement of the adjoining highway.

Dated 10th day of June 19 65


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.