

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To M. Tooley Esq., Southways, Station Road, Tring.

WEST HERTFORDSHIRE COUNTY COUNCIL PLANNING OFFICE - / MAR 61 Brief description and location of proposed development.

erection of garage at Southways, Station Road, Tring

In Pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, and under the COUNTY OF HERTFORD (Delegation of Planning Functions) Scheme, 1952 the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 8.2.61 and received with sufficient particulars on 9.2.61 and shewn on the plan(s) accompanying such application.

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

- 1. That the building would be in front of the building line.
2. That the building would necessitate an unsightly upward projection of the boundary wall;
3. That land in this part of Station Road might be needed for highway purposes.

Dated 6th day of March 1956

RB [Signature] Clerk/Surveyor of the Council

NOTE.

(1) 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 16 of the Town and Country Planning Act, 1947. 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 14 of the Act and of the Development Order and to any directions given under the Order.

(2) 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 Borough or 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 19 of the Town and Country Planning Act, 1947.

(3) 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 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

Planning Station Road (Southways)



21 DEC 1961
 MINISTRY OF HOUSING & LOCAL GOVERNMENT
 Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540 , ext. 126

Please address any reply to

THE SECRETARY

and quote: APP/A/45380

Your reference:

22/61

19 DEC 1961

P. 22/1/62 (→ 244)

Gentlemen,

Town and Country Planning Act, 1947 - Section 16
Land at "Southways", Station Road, Tring
Appeal by Mr. M.D. Tooley.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. B.P. Janes, A.M.I.C.E., A.M.I.MUN.E., on the local inquiry into your client's appeal against the refusal of the Tring Urban District Council, acting on behalf of the Hertfordshire County Council, to permit the erection of a garage on land at "Southways", Station Road, Tring.

2. The Inspector, a copy of whose report is enclosed, recommended that the appeal be allowed for the following reasons:-

- (1) Sited and designed as proposed, the building would scarcely be visible from the road and adjoining properties and would have no detrimental effect on the visual amenities of the area.
- (2) There were no highway widening proposals, specific or contemplated which the proposal would affect.

3. The Minister agrees with the findings of his Inspector and accepts his recommendation; accordingly he allows your client's appeal and hereby grants permission for the erection of a garage at "Southways" in accordance with the plans submitted with the application.

4. This letter does not purport to convey any approval or consent which may be required under any enactment (including any byelaws, orders or regulations) other than section 12 of the Town and Country Planning Act, 1947.

I am, Gentlemen,
 Your obedient Servant,

MISS E. M. BARBER
 Authorised by the Minister
 to sign in that behalf.

Messrs. Wilkins & Son,
 Solicitors,
 23 Walton Street,
 AYLESBURY,
 Bucks.