

**ADMINISTRATIVE COUNTY OF HERTFORD.**

The Council of the BOROUGH OF \_\_\_\_\_  
BERKHAMSTED.  
URBAN DISTRICT OF \_\_\_\_\_  
RURAL DISTRICT OF \_\_\_\_\_

**TOWN & COUNTRY PLANNING ACT, 1947**

To Messrs.R.Hewitt (Kings Langley) Ltd.,  
Waterside  
KINGS LANGLEY. Herts.

62  
B

Proposed residential development as amended  
by overlay 1 or 2,  
High Street, Northchurch.  
at \_\_\_\_\_

Brief description and location of proposed development.

**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~~ ~~COUNCIL OF HERTFORD (Delegation of Planning Functions) Scheme, 1952,~~ 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 6.2.62. and received with sufficient particulars on 12.2.62. 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) design ;
  - \* (c) external appearance ;
  - \* (d) means of access.
2. To the approval of the Local Planning Authority on the following :-
  - a) The siting of the houses on plots 7,14,15,17,19,20,22,24 and 25
  - b) The siting of the Flats and garages and the Electricity Sub-Station.

\* Delete as necessary.

Please turn over.

3. The permission for the layout and number of dwellings is subject to no amendments being necessary by virtue of the position of the trunk valley sewer.
4. The permission for the garages on the south side of road No.2 expires on the 31st December, 1967 and the garages shall be removed from the site by that date unless application is made and approved by the Local Planning Authority for their retention.
5. To the requirements of the Highway Authority and direction of the Minister of Transport :-
  - a) Access to the trunk road to be limited to road No.1
  - b) Road No.3 to be shortened so that the gardens of the two end houses are carried across the southern end of the road.
  - c) An unclimable fence to be provided along the frontage of the trunk road.
  - d) The visibility splay at the southern end of road No.1 to be agreed by the Local Planning Authority in consultation with the County Surveyor.

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 & 3 To ensure the satisfactory development of the site and the siting of flats, garages and houses described and in particular the siting of the flats and houses enumerated in this condition.
4. To ensure the garages hereby permitted do not prejudice the satisfactory development of adjoining land.
- 5 (a & d) To ensure that the proposed development does not prejudice the safety or free flow of traffic on the trunk road.
- 5 (b & c) To confine all access to the site to the Road No.1.

Dated.....19th.....day of.....July.....1962.....

*R. Reddy*  
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.