

D.C.O.3.

H.C.C.
Code No. : W/439/61

L.A. 30/61
Ref. No.

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Board of~~ Board of
 URBAN DISTRICT OF Tring
~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. Woodroffe Buchanan and Coulter,
 Architects for R.J. Hedges Esq.,
 41, High Street,
 Tring.

Shops and Maisonettes	Brief description and location of proposed development.
at land at Miswell Lane, 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 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 2nd March 1961 and received with sufficient particulars on 18.11.61 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. This permission does not include permission for any specific number of units or for the use of the whole or part of any accommodation to be provided above the proposed shops.

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* Delete as necessary.

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x 7. The work on the proposed development shall not be started until work has begun on the Council's sewage works reconstruction scheme, which is expected to be in April, 1962.

3. (a) Provision shall be made within the curtilage of the site for the parking of motor vehicles on the basis of one car space to every 400 sq. ft. gross of floor space devoted to shopping and ancillary purposes (For this purpose the proposed layby along the Miswell Lane frontage of the site may be included).

(b) The proposed layby shall be widened to enable cars to pass one another within it.

4. Provision shall be made within the site for the loading and unloading of all vehicles attending the premises, and for such vehicles when stationary not to obstruct vehicular access within the site.

5. Provision shall be made within the site for the garaging and parking of one car to every residential unit provided, and for one car space to every 500 sq. ft. gross of office space. (If such use be proposed and approved) which shall be separate from the provision made for the parking of cars in connection with the proposed shops.

6. The proposed building shall be sited not less than 12 ft. from the inner boundary of the layby.

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. To enable the local Planning Authority to give further consideration to the proposed development when further particulars are submitted in order to ensure that the proposed development is satisfactory.

3. 4 & 5, To ensure that adequate parking and manoeuvring space is provided within the site for the accommodation of vehicles attending the proposed development in the interests of the safety and free flow of traffic on the adjoining and nearby highways.

6. To enable an adequate layby to be provided along the whole of the frontage of the site, together with a pavement of sufficient width having regard to the type of development hereby permitted.

7. The development proposed would be premature because there is an existing deficiency in the provision of sewage disposal service in the area.

Dated 5th day of January 1962

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.