

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Rural District~~
 URBAN DISTRICT OF **TRING**
~~Rural District~~

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Erdi and Rabson,
 Agents for Market Garage (Tring) Ltd.,
 14/15, Queenhithe,
 LONDON, E.C.4.

Redevelopment of garage and construction of block of ten 4-room flats, twenty seven 3-room flats and six 5-room maisonettes and garages and erection of shops at Market Garage, 94 and 95, Brook Street, Tring, Herts.

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 refuse the development proposed by you in your application dated 8th March, 1965. and received with sufficient particulars on 9th March, 1965. and shewn on the plan(s) accompanying such application.

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

- The proposed development of the site by a twelve-storey building would be excessive having regard to the relationship of the site to other nearby development (some of which is two-storey residential development of recent construction) and its location just outside the central area of the town for which detailed proposals will be prepared.
- The proposed block of flats by reason of its proximity to the boundaries of the site would be prejudicial to the amenities of the occupiers and to any future development of the adjoining land. The proposed flats would also infringe daylighting standards on the north and east boundaries of the site.
- The plans submitted with the application do not indicate parking facilities for motor vehicles associated with the proposed workshops and showrooms or for the cars of customers to the showrooms and accessory sales in accordance with the standards adopted by the Local Planning Authority and the use of the garage part of the development would therefore be likely to result in cars standing on adjoining highways to the detriment and free flow of traffic thereon.
- The application makes no provision for rear access to the proposed shops and their use would therefore involve the standing of delivery and other vehicles associated with the shops in Mortimer Hill to the detriment of the safety and free flow of traffic thereon and the amenities of the residents in and having access to Mortimer Hill.

Dated 21st day of September, 1965.

[Signature]
 Clerk/Surveyor of the Council.

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 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 provision 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 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 and Part VI of the Town and Country Planning Act, 1962.