

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To The Rev. J.W. Henderson,
per Messrs. Sedgwick, Weall and Beck,
18/20, High St., Watford, Herts.

..... Site for erection of 10 semi-detached houses and
..... one detached house,
at The Vicarage, Wigginton, near Tring, Herts.
(part O.S. 46)

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, ¹⁹⁶³ ~~1950~~, the development proposed by you in your outline application dated 10.3.64 and received with sufficient particulars on 20th. March, 1964, 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. Land shall be reserved for future highway improvements along the northern boundary of the site, to the requirements of the Highway Authority.
3. The development of the land shall involve not more than two points of access to the adjoining highway.
4. The layout of the land shall be designed to give a village character to the development by the siting of the houses around a green, and by the incorporation in the layout of as many as possible of the existing trees on the site. In addition the design and external appearance of the proposed houses shall be considered as a unified scheme with particular regard to the form, fenestration and external materials of the buildings.

*Delete as necessary.

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 ensure that the development hereby permitted does not prejudice the future improvement of Vicarage Row.
3. To ensure the development hereby permitted complies with the requirements of the Highway Authority.
4. To ensure that the development hereby permitted has a general character and appearance appropriate to the village and the locality generally, which is within an Area of Great Landscape Value in the County Development Plan.

Dated 25th day of June, 1964.

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.