D.C. 4

H.C.C. Code No. W/336/51

L.A. Ref. No. 75/51

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF .....

URBAN DISTRICT OF BERKHAMSTED

RURAL DISTRICT OF .....

WEST HERTS. DIVISIONAL PLANNING OFFICE RECEIVED 28 FEB 1952

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. W. Wolf,
"Berkhampstead Place"
BERKHAMSTED.

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 Functions) Scheme, 1948, the Council on behalf of the Local Planning Authority **hereby refuse to permit** the development proposed by you in your application dated 22.9.51

and received with sufficient particulars on the 5.2.52

of the land for the purpose of converting "Berkhampstead Place" into five self-contained dwelling units.

situate at "Berkhampstead Place" Berkhamsted.

and shewn on the plan(s) accompanying such application.

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

(a) That the proposed means of access and egress to and from the dwellings on the second floor would be unsatisfactory.

(b) That the proposed sub-division of the curtilage of the property is unsatisfactory in its present form.

Dated 25th, day of February 1952

F. C. Reolder
Deputy 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 Town and Country Planning in accordance with Section 16 of the Town and Country Planning Act, 1947. The Minister is not, however, required to entertain

Continued Overleaf.

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 Town and Country Planning, 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 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 Sections 20 and 79 of the Town and Country Planning Act, 1947.

1061-48—HADDEN, BEST & Co., Ltd., 16, Strutton Ground, London, S.W.1.

D.C. 4

H.C.C. Code No. W/836/51

L.A. Ref. No. 75/51

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF .....

URBAN DISTRICT OF BERKHAMSTED

RURAL DISTRICT OF .....

TOWN & COUNTRY PLANNING ACT, 1947

To Mr.R.Rolf,
"Berkhampstead Place"
BERKHAMSTED.

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 Functions) Scheme, 1948, the Council on behalf of the Local Planning Authority **hereby refuse to permit** the development proposed by you in your application dated 22.9.51

and received with sufficient particulars on the 5.2.52

of the land For the purpose of converting "Berkhampstead Place" into five self-contained dwelling units.

situate at "Berkhampstead Place" Berkhamsted.

and shewn on the plan(s) accompanying such application.

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

(a) That the proposed means of access and egress to and from the dwellings on the second floor would be unsatisfactory.

(b) That the proposed sub-division of the curtilage of the property is unsatisfactory in its present form.

Dated 25th, day of February 1952

Deputy 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 Town and Country Planning in accordance with Section 16 of the Town and Country Planning Act, 1947. The Minister is not, however, required to entertain

Continued Overleaf.

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 Town and Country Planning, 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 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 Sections 20 and 79 of the Town and Country Planning Act, 1947.

1061-48—HADDEN, BEST & Co., Ltd., 16, Strutton Ground, London, S.W.1.

D.C. 3

H.C.C. Code No. /CSC/52

L.A. Ref. No. 75/51

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF .....

URBAN DISTRICT OF BERKHAMSTED

RURAL DISTRICT OF .....

TOWN & COUNTRY PLANNING ACT, 1947

WEST HERTS. DIVISIONAL PLANNING OFFICE
RECEIVED
27 MAR 1952
AC | ANSD.

To Mr. H. Rolf,
"Berkhampstead Place"
BERKHAMSTED.

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 Functions) Scheme, 1948, the Council on behalf of the Local Planning Authority **hereby permit** the development proposed by you in your application dated 28.9.51 and received with sufficient particulars on the 6.3.52 (Resub.) of the land for the purpose of conversion to five dwelling units situate at "Berkhampstead Place" Berkhamsted and shewn on the plan(s) accompanying such application. **subject** to the following conditions:—

Submission and approval of detailed plans of the proposed means of fuel storage and refuse bin enclosures each side of the main entrance, and submission to and approval by the Local Planning Authority and the Minister of detailed plans of the proposed fire escape over the main entrance. (If not approved other alternative means of escape more in keeping with the exterior of the building may be required)

Please Turn Over.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are :—

In the interest of amenities and to ensure the external character of the building is suitably maintained.

APPEALS

ANY APPEAL TO THE MINISTER AS MENTIONED IN NOTE (1) ABOVE SHOULD BE ADDRESSED TO THE PRINCIPAL REGIONAL OFFICER, MINISTRY OF HOUSING AND LOCAL GOVERNMENT, GOVERNMENT BUILDINGS, BLOCK D, BROOKLANDS AVENUE, CAMBRIDGE.

Dated 24th, day of March 1952

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 Town and Country Planning in accordance with Section 16 of the Town and Country Planning Act, 1947. 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 Town and Country Planning, 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 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 Sections 20 and 79 of the Town and Country Planning Act, 1947.