

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the BOROUGH OF .....  
URBAN DISTRICT OF BERKHAMSTED, .....  
RURAL DISTRICT OF .....

TOWN & COUNTRY PLANNING ACT, 1962

To Mr. A. Greening,  
per Messrs. Wakelin and Horne,  
13 Station Road,  
WATFORD.

Erection of five shops, ten flats and garages  
at with access from Castle Street at 112-118 High St.

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 5.4.65 and received with sufficient particulars on 4.5.65 and shewn on the plan(s) accompanying such application.

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

- 1. The access road to the service area at the rear of the proposed shops, is in the opinion of the Local Planning Authority, of inadequate width to allow for the free movement of cars and service vehicles, and is likely to lead to cars being parked on the adjoining highways, and the servicing of the proposed shops to be undertaken from the Trunk Road, which will prejudice the safety and free flow of traffic on these roads.
- 2. The erection of the proposed building hard up to the south-eastern boundaries of the adjoining properties in Castle Street is likely to have an injurious effect on the amenities at present enjoyed by residents in the vicinity of the development.
- 3. The Local Planning Authority consider the number of flats to be excessive in the absence of any plans showing how it is intended to achieve this number of residential units.

Dated 19th day of July, 1965

*[Signature]*  
Clerk/Surveyor of the Council

SEE NOTES OVERLEAF

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.

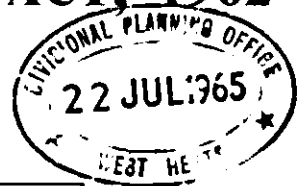
(4) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 and Part VI of the Town and Country Planning Act, 1962.

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URBAN DISTRICT OF **BERKHAMPTON** .....  
RURAL DISTRICT OF .....

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**per Messrs. Walsall and Horne,**  
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**WATFORD.**



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2. **The erection of the proposed building hard up to the south-eastern boundaries of the adjoining properties in Castle Street is likely to have an injurious effect on the amenities at present enjoyed by residents in the vicinity of the development.**
3. **The Local Planning Authority consider the number of flats to be excessive in the absence of any plans showing how it is intended to achieve this number of residential units.**

Dated **19th** day of .....

**19.65**  
*J. Redding*  
Clerk/Surveyor of the Council.

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