

Copy for Plans No. 30/65.
Planning / 1-4, Miswell Lane

MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London P. 16/11/64

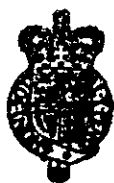
Telephone: VICTORIA 8540

, ext.

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Please address any reply to

THE SECRETARY

and quote: APP/1743/A/76328

Your reference: CS/MB

Gentlemen,

Town and Country Planning Act 1962 - Section 23

Appeal by Mr. H. W. J. Rowe

Application No. W/1204/63

I am directed by the Minister of Housing and Local Government to refer to your client's appeal against the refusal of Tring Urban District Council, acting on behalf of Hertfordshire County Council, to permit the erection of four bungalows and garages on land at 1-4 Miswell Lane, Tring. The Minister has considered the written representations made in support of the appeal and those of the council. One of his officers has visited the site.

The appeal site is in a residential area about 600 yards south-west of the centre of Tring and consists of a terrace of 4 small, very old 2-storey cottages on about 1/3rd of an acre of land. The Minister notes that planning permission was refused by the council on the grounds that the site was the only one suitable to meet the need for a car park and public conveniences in the area. The land is, however, allocated primarily for residential use in the submitted Review Town Map, and from the evidence available the Minister is not satisfied that it is essential for the proposed car park and public conveniences to be provided on this particular site. The Minister has therefore directed himself solely to the question of whether the development of the land for housing purposes, as proposed by the appellant, would be an appropriate form of land use. In his opinion such development would be acceptable in this residential area and he sees no reason to withhold permission.

The Minister has therefore decided to allow the appeal and he hereby gives permission for the erection of four bungalows and garages, following the demolition of the four existing cottages, on the land in question, subject to the conditions:-

- (i) that the siting, design and external appearance of the buildings and the means of access thereto shall be as may be agreed with the local planning authority or, in default of agreement, as shall be determined by the Minister;
- (ii) that not more than 4 dwellings on the site shall be occupied at any one time.

This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 13 of the Town and Country Planning Act 1962.

I am, Gentlemen,
Your obedient Servant,

(Signed) D. G. POMEROY

(D. G. POMEROY)

Authorised by the Minister
to sign in that behalf

Messrs. Cyril Silver and Partners
42 Baker Street
LONDON W.1