

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Nopa Investments Ltd.,
 per R.J.Husband Esq.,
 2, Station Chambers,
 Woodcote Road. WALLINGTON. Surrey.

Five Lock up Shops and Five dwellings with Parking or Garages for 13-15 Cars at 331/333 High Street, Berkhamsted.

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 the development proposed by you in your application dated 25.5.65 and received with sufficient particulars on 27.5.65 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The proposed building shall conform to the Highway visibility splay line at the junction of High Street and Cross Oak Road.
2. The design of the High Street elevation and the materials to be used thereon shall be agreed with the Local Planning Authority before the development is commenced.
3. Before the development hereby permitted is commenced, detailed plans of the proposed garages shall be submitted to the Local Planning Authority for approval and the garages as approved shall be erected simultaneously with the remainder of the proposed development.
4. The proposed garages shall be used only for the parking of vehicles of the occupiers of the proposed shops and maisonettes.

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

1. To ensure the development complies with the requirements of the Highway Authority.
2. To ensure the external appearance of the proposed development is satisfactory in the interests of the visual amenities of the locality.
3. To ensure the provision made for the parking of motor vehicles associated with the proposed development is satisfactory.
4. To ensure the provision for the parking of motor vehicles associated with the proposed development is adequate in the interests of the safety and free flow of traffic on nearby highways.

Dated 23rd . . . day of August, 1965

R. Redding
Clerk ~~Secretary~~ 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.