

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Buckingham~~
URBAN DISTRICT OF TRING
~~Buckingham~~

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. W. Brown & Co.,
41, High Street,
TRING, Herts.
Agents for Mr. A.C. Roberts

JAN 13

Erection of dwelling (Outline)
at land adjoining No. 5, Goldfield Road,
Tring.

Brief description and location of proposed development.

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 Planning Functions) Scheme, 1952~~ 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, 1950, the development proposed by you in your outline application dated 30.7.62 and received with sufficient particulars on 27.9.62 and 22.11.62 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) design;
 - * (c) external appearance;
 - * (d) means of access.
- 2. The developer to join a proposed scheme of private street works to be carried out by the Council in respect of the unmade portion of Goldfield Road.

* Delete as necessary. Please turn over.

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 meet the requirements of the Highway Authority.

Dated 7th day of January, 19 63,


~~Chairman~~ 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 Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. 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 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 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 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 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 20 of the Town and Country Planning Act, 1947, and Part II of the Town and Country Planning Act, 1954.

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Borough~~ OF
 URBAN DISTRICT OF Tring
~~Rural District of~~

TOWN & COUNTRY PLANNING ACT, 1947

To A.C. Roberts Esq.,
33, Hastings Road,
Strouden Park
Bournemouth

.....
 Outline application for erection of dwelling

 at land adjoining 5, Goldfield Road, Tring.

Brief
 description
 and location
 of proposed
 development.

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 Planning Functions) Scheme, 1952 the Council on behalf of the Local Planning Authority **hereby refuse** the development proposed by you in your application dated 30.7.62 and received with sufficient particulars on 27.9.62 and shewn on the plan(s) accompanying such application.

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

1. As the proposed development would not conform to the existing building lines, it would overlook and cause considerable visual obstruction to the adjoining properties on both sides.
2. If this application were approved, it would be impossible to refuse similar ones on the remaining plots but such development would be undesirable because of the narrow frontages and awkward shapes of the plots.
3. It would be undesirable to have additional development with its main elevation facing the unmade private road on the south-eastern boundary as this road does not provide access to the site, being merely an accommodation road to the rear of other properties.

Dated 1st day of November, 1962

[Signature]
 Clerk/Surveyor of the Council.

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