

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. Porters Holdings Ltd.,
per North Hyde and Gibbons.
Norfolk House,
Station Road.
Chesham. Bucks.

Office and Showrooms
at Lower Kings Road, Berkhamsted.

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 28.8.62. and received with sufficient particulars on 30.8.62. 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 height of any building erected on the site as a result of this permission shall not exceed a height of 40 feet above the level of Kings Road at the site.**

* Delete as necessary.

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3. The gross floor area of the whole building, exclusive of any covered car parking space, shall not exceed 12,200 sq.ft.
4. Provision shall be made within the site for the parking of cars on the basis of one car space to every 500 sq.ft. gross of office and showroom space, and one car space to every 700 sq.ft. gross of the adjoining existing building known as Castle Mill, to a layout and with means of access to the reasonable satisfaction of the Local Planning Authority. This parking space shall be provided in connection with the use of the proposed building for showrooms and offices and the adjoining existing building for industrial purposes, and shall be kept continuously available during the times when the proposed and existing buildings are in use for their respective purposes.

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 ensure the proposed building is satisfactorily related to the existing building known as Castle Mill, and having regard to the relationship of the site to public open space.
3. To ensure the total accommodation to be provided is related to car parking, access and means of escape requirements, in order to ensure the satisfactory development of the site.
4. To ensure that adequate provision is made within the site for the parking of cars and vehicles likely to attend the existing and proposed development on this and the adjoining site, in the interests of the safety and free flow of traffic on adjoining and nearby highways.

Dated 22nd day of February, 1963

R. C. Halden
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 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.