

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough of~~

URBAN DISTRICT OF TRING

~~Borough of~~

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Curson & Poole,
Agents for H. U. Lester, Esq.,
69, High Road,
WORMLEY, Herts.

Erection of 39 dwellings and 39 garages with
new estate roads
on land at corner of Icknield Way and Gammel
Close, New Mill, Tring.

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 14.8.64 and received with sufficient particulars on 19.8.64 and shewn on the plan(s) accompanying such application, subject to the following conditions:

- 1. The external materials and colours to be used on the proposed houses shall be agreed with the Local Planning Authority before development is commenced.
2. The proposed garages shall be erected at the same time as the proposed houses and shall be used only for the garaging of the cars of residents of the development hereby permitted.
3. The garage compound shall be adequately screened and enclosed to the reasonable satisfaction of the Local Planning Authority.
4. The casual parking spaces and lay-bys shall be provided at the same time as the remainder of the development and shall be kept solely for the parking of the cars of visitors to the houses.
5. The screen fences indicated on the layout plan accompanying this application shall be constructed to a height and in materials to the reasonable satisfaction of the Local Planning Authority and shall be erected at the same time as the remainder of the development.
6. The amenity grassed and paved areas shall be laid out and the trees indicated on the plan planted within twelve months of this permission and maintained thereafter all to the reasonable satisfaction of the Local Planning Authority.

7. The conclusion of satisfactory arrangements for access to Gammel Close.
8. The stream running through the site being culverted along its whole length within the site to the satisfaction of the Council.
9. The detailed working drawings of the development hereby permitted shall include provision for ensuring that none of the dwellings erected on the site or their means of access from the public highway shall be liable to flooding.

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

1. To ensure the external appearance of the proposed houses is satisfactory.
- 2 - 6. To ensure the development hereby permitted is laid out, used and maintained as part of the residential use of the application site and in the interests of the visual amenities of the locality and the residents of the proposed houses.
7. To ensure that a satisfactory agreement is concluded with the Council's Housing Committee who are the owners of this private road.
8. To obviate the danger of the risk of flooding from the stream and pollution from the storm-water overflow which discharges into it from the foul sewer.
9. To avoid flooding of the houses or excessive dampness.

Dated 11th day of September, 1964.

[Signature]
 Clerk/Surveyor 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.