

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Borough of~~
URBAN DISTRICT OF TRING
~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1947

To A. J. Bates, Esq.,
Chartered Architect,
20, Kingsbury,
AYLESBURY, Bucks. Architect for Bowers Brown Housing
Developments.

Residential Development - 3 maisonettes
at land between 113 and 119, Western Road,
Tring, Herts.

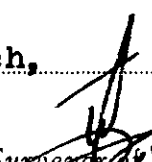
Brief description and location of proposed development.

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 1. 11. 62. and received with sufficient particulars on 2. 11. 62. and shewn on the plan(s) accompanying such application.

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

The proposed development of the site by three dwellings would be excessive as the dwellings would have unreasonably small habitable floor areas, and in the opinion of the Local Planning Authority would not provide satisfactory family accommodation by reason of the inadequate overall space and inadequately sized rooms.

Dated 8th day of March, 1962.


~~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.

W/2087-62

MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540 , ext.

CB



Please address any reply to

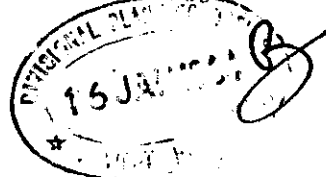
THE SECRETARY

and quote:

APP/1743/A/69313

Your reference:

28 NOV 1963



W/2087-62

Gentlemen,

Town and Country Planning Act 1962: Section 23
Appeal by Messrs. Bowers Brown Housing Developments

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. W. T. Davies, B.A., A.M.T.P.I., on the local inquiry into your clients' appeal against the decision of the Tring Urban District Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of 3 town houses with garages on land between Nos. 113 and 119 Western Road, Tring.

2. The Inspector, a copy of whose report is enclosed, doubted whether the internal arrangements in a dwelling were a matter for planning control provided that they did not affect the density of occupation, the numbers of units of accommodation or the use of the premises. He was satisfied that there was a demand for houses with the accommodation that your clients' proposed to provide and that it would be adequate for single persons or for two people wishing to share a house. But he thought that a pedestrian access to trunk road A.11 which was a busy road would be most undesirable as it would encourage tradesmen's and other vehicles to wait on this road near the appeal site. He recommended that the appeal be allowed subject to the condition that no pedestrian or vehicular access should be provided to Western Road (A.41).

3. The Minister does not think that he would be justified in turning an appeal down solely on the grounds that the floor space and room sizes are less than normally provided. It does not seem that the appearance of the proposed dwellings would harm the amenities of the locality or result in excessive density. Nor are they likely to set a pattern for similar development in the locality. In the circumstances he has decided to accept his Inspector's recommendation. Accordingly he allows your clients' appeal and hereby grants permission for the erection of 3 dwelling houses with garages on the appeal site in accordance with the detailed plans submitted with the application subject to there being no means of access (pedestrian or vehicular) on to Western Road (A.41).

4. This letter does not convey any approval or consent 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,

Messrs. Broad, Riggall and Godman
Solicitors
14 Station Road.
WATFORD
Herts

(MISS E. M. BARBER)

Authorised by the Minister
to sign in that behalf

D.C. 2

H.C.C. Code No. W/2091/62

L.A. Ref. No. 215/62

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Home and Colonial Stores Ltd.,
per F.Greenhead Esq.,
Architect
179 City Road.
London E.C.1.

External Fire Escape
at rear of 142 High Street,

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, the Council on behalf of the Local Planning Authority hereby permit the development proposed by you in your application dated 12.10.62. and received with sufficient particulars on 16.10.62. and shewn on the plan(s) accompanying such application.

Dated 21st day of December, 1962

[Signature]
Clerk/Surveyor of the Council.