

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Borough of~~ _____
URBAN DISTRICT OF Tring _____
~~Borough of~~ _____

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. J. Honour and Son, Ltd.,
Akeman Street,
Tring

- 5 JAN 1962
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Erection of 18 flats in 5 blocks and erection of
18 garages
at Dundale Road, Tring (The Old Laundry Site)

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 16.11.61 and received with sufficient particulars on 16.11.61 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 detailed particulars of the proposed development shall include a plan for the layout and landscape treatment of the whole site. The scheme for the treatment of the site as approved by the Local Planning Authority shall be put in hand within two years of the

* Delete as necessary.

Please turn over.

commencement of the development hereby permitted or such longer period as may be agreed in writing by the local Planning Authority and the maintenance of the scheme as approved shall be carried out to the reasonable satisfaction of the Local Planning Authority.

3. The development shall not be started until work has begun on the Council's sewage works reconstruction scheme, which is expected to be in April, 1962.
4. That the drainage be taken to the Council's relief sewer at the cost of the developers, as this is the only sewer capable of taking any additional drainage from this point.

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. In the interests of the amenities of the locality and of the residential development on and in the vicinity of the site.
3. The development proposed would be premature because there is an existing deficiency in the provision of sewage disposal service in the area.
4. To avoid the risk of surcharging the sewer in Frogmore Street.

Dated.....4th.....day of.....January.....19 62.....

[Signature]
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.