

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Mrs. C.M.A. Holy-Hasted,
per Messrs. Fuller Hall & Foulsham,
51, Marlowes,
HEMEL HEMPSTEAD.

Residential development of the grounds of
"Coombe Cottage" High Street, Northchurch.
at
.....

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 9.11.62. and received with sufficient particulars on 12.11.62. 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 layout of the site and the road pattern shall be agreed with the Local Planning Authority before the development hereby permitted is commenced.**

* Delete as necessary.

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3. The construction of the junction of the estate road with the trunk road shall be carried out to the satisfaction of the County Surveyor.
4. The layout of the site shall include provision for tree and shrub planting along the proposed roads and on the boundaries of the site, as may be required, to the reasonable satisfaction of the Local Planning Authority, and a scheme illustrating the planting proposals shall be submitted to the Local Planning Authority for their approval not later than six months after the commencement of the development hereby permitted and the scheme as approved shall be completed within two years after the date of such approval and thereafter maintained to the reasonable satisfaction of the Local Planning Authority.

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 secure that the development of the site shall pay particular regard to the surrounding existing and proposed development.
3. To ensure that the development does not prejudice the conditions of general safety along the trunk road.
4. In the interests of the visual amenities both of the development and the locality.

Condition No.3 is in accordance with the Direction of the Minister of Transport.

Dated 22nd day of March, 1963

J. C. Reddy
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.