

HERTFORDSHIRE COUNTY COUNCIL

To the Surveyor of the

Berkhamsted UDC

H.C.C. Code No.	W/2250/69
L.A. Ref. No.	215/69

Date 21st August 1969

TOWN & COUNTRY PLANNING ACT, 1962

change of use of ground floor to professional offices.
at 320 High Street, Berkhamsted

Brief description and location of proposed development.

- a) The above application dated 13th August 1969 is deemed as received with sufficient particulars on the 14th August 1969 (date) and the Statutory Period will expire on the 13th November 1969 (date). The official notice form I.W.F.3/LW.F.3A may now be sent to the Applicant.
- (b) The above application dated does not contain sufficient particulars. Will you please obtain the following further information:—

(c) I consider that this application or proposal falls within the terms of the Appendix to the Schedule of the Delegation Agreement Article 2.C, 2.Eb.....; I shall make a recommendation in due course.

(d) I consider the application or proposal falls to be dealt with by your Council under the Delegation Agreement.

As requested, I will make a recommendation in due course.*

J. F. Russell

Divisional Planning Officer,

West..... Division.

* Delete as necessary

D.C.3.

Reg

H.C.C. Code No. W/2250/69

L.A. Ref. No. 215/69

ADMINISTRATIVE COUNTY OF HERTFORD



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

TOWN & COUNTRY PLANNING ACT, 1962

To **E.T.Mackrill and Co.,**
per R.S.Wayman Esq., F.A.I.
Town Hall.
BERKHAMSTED.

Change of use of ground floor from residential
to professional offices
at **320 High Street, Berkhamsted.**

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 13.8.69 and received with sufficient particulars on 14.8.69 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The permission hereby granted shall be for a limited period expiring on the 31st December 1971, on or before the expiration of this period the use shall be discontinued unless the prior approval of the local planning authority has been obtained in writing for the continuance of the use for a further period.
2. Before the first rateable occupation of the ground floor of this building for office use, a plan shall be submitted to and approved by the local planning authority in writing, indicating the position and layout of six car parking spaces to be located at the rear of the property and having access only off St.John's Well Lane, such plan shall also show sufficient space available for vehicles to turn around within the site to enable them to enter St.John's Well Lane in a forward direction. This parking shall be available for the first use of the ground floor as offices and shall remain available during the duration of the use of the ground floor for this purpose.
3. By the Direction of the Minister of Transport
There shall be no vehicular access from the development site directly on to the trunk road.

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

1. To enable the local planning authority to review the position at the end of the limited period.
2. To ensure that satisfactory car parking arrangements are provided in accordance with the Hertfordshire County Council parking standards and to enable satisfactory access provision ensuring the minimum interference with the free flow and safety of traffic on the adjacent trunk road.
3. By Direction of the Minister of Transport.

To restrict additional access to the trunk road and thereby ensure the minimum interference with the free flow and safety of traffic on the adjacent trunk road.

Dated 4th day of December, 19 69

Deputy *Dorothy M Berry*
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.