

D.C. 3

H.C.C. Code No. 7/2309/61

L.A. Ref. No. 194/61

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. Stewart Hendry and Smith, Architects for Wm. Batey and Co. Ltd., 90, Fenchurch Street, London, E.C.3

New building to include workshop, offices and storage facilities at Gaiety Works, Akeman Street, Tring

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 the development proposed by you in your application dated 5.12.61 and received with sufficient particulars on 19.1.62 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

- 1. The proposed building shall be used only for purposes falling within Class III and/or Class X of the Schedule to the Town and Country Planning (Use Classes) Order, 1950 and ancillary offices purposes.
2. The part of the proposed building used for light industrial purposes shall be limited to that coloured orange on the top floor plan of Drawing 2A dated 15th November 1961, except with the approval in writing of the Local Planning Authority, which shall be obtained before any change of use to that indicated on the said plan is carried out.
3. The forecourt shall be laid out simultaneously with the carrying out of the proposed extension to the existing building and the completed proposed building, for the parking of cars associated with the development, and shall be kept continuously in use for this purpose while the building is in use.
4. In the event of changes in the use of the whole or parts of the building being proposed to and approved by the Local Planning Authority, such additional car parking provision, in accordance with the parking standards of the Local Planning Authority then in force, shall be made to the satisfaction of the Local Planning Authority before the proposed change of use is carried out.

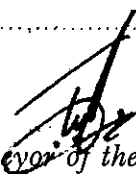
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5. Band shall be reserved across the frontage of the land for the improvement of Akeman Street to the requirements of the Highway Authority.
6. Elevations of the proposed building on the north, west and south sides, together with details of the materials proposed to be used on the east elevation, shall be submitted to and approved by the Local Planning Authority before development is commenced.

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

1. In the interests of the amenities of the locality, as the site of the proposed development is not zoned for general industrial purposes on the Tring Town Map.
2. To enable the Local Planning Authority to consider any proposed change of use of the building which is proposed in this application to be predominantly for storage purposes.
- 3 and 4. To ensure provision is made for the parking of cars likely to be associated with the use of the building within the site, in the interests of the safety and free flow of traffic on adjoining and nearby highways.
5. To ensure the development hereby permitted does not prejudice the future improvement of Akeman Street.
6. To ensure the design and external appearance of the proposed building are satisfactory.

Dated.....22nd.....day of.....February.....1962.....


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.