

H.C.C. Code No.	W/2380/64
L.A. Ref. No.	176/64

ADMINISTRATIVE COUNTY OF HERTFORD

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

TOWN & COUNTRY PLANNING ACT, 1962

To Messrs. Cumberland and Hopkins,
 Agents for R. Trumper, Esq.,
 40, High Street,
 LEIGHTON BUZZARD,
 Beds.

Erection of detached house at rear of "Longfield", Aylesbury Road, Tring, Herts.

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 refuse the development proposed by you in your application dated 12th October, 1964. and received with sufficient particulars on 13th October, 1964. 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 dwelling would have a detrimental effect on the adjoining property or properties.

Dated 4th day of December, 19 64.

[Signature]
 Clerk/Surveyor of the Council.

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 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 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 provision 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 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 123 and Part VI of the Town and Country Planning Act, 1962.

MINISTRY OF HOUSING AND LOCAL GOVERNMENT



Our Ref. W/2380-64

Your Ref. APP/1743/A/91952
AJG/BN

20th April, 1966.

Gentlemen,

Town and Country Planning Act 1962 - Section 23
Appeal by Mr. Reginald Trumper - garden of
"Longfield", Aylesbury Road, Tring

1. I am directed by the Minister of Housing and Local Government to refer to your client's appeal against the decision of the Tring Urban District Council, acting on behalf of the Hertfordshire County Council, to refuse planning permission for the erection of a dwelling and garage on the land described in the heading to this letter. (Application No. W/2380/64).
2. Consideration has been given to the written representations made in support of the appeal and those of the council. An officer of the Department has visited the site.
3. The appeal site is the northern end of the garden of "Longfield", a large detached house which stands at the corner of Longfield Road and the A.41 Aylesbury Tring road. The site has a frontage to Longfield Road of 85 feet, a depth of 43 feet and an area of 410 square yards. On the eastern side of Longfield Road, opposite the site, there are some small dwellings about 80 years old. To the north-west of the site Longfield Gardens comprises a cul-de-sac of nineteen bungalows and houses, the last three of which, completed fairly recently, are immediately west of the site fronting Longfield Gardens.
4. The local planning authority's case is that any house built on the appeal site would have a detrimental effect on the adjoining property or properties. However, it is considered that the detailed plan which accompanied the application meets any requirements for preserving the privacy of nearby dwellings. It shows the dwelling sited behind the building lines of Longfield Road and Longfield Gardens and allows for a reasonable sight line at the corner. The appeal site is regular in shape and in a residential area and no objection on planning grounds is seen to the erection of the proposed dwelling.
5. Accordingly the Minister allows your client's appeal and hereby grants planning permission for the erection of a dwelling and garage on the appeal site in accordance with the detailed plan No. T-2414/5 subject to the condition that the means of access and the colour of the materials to be used for the external walls and roofing shall be as may be agreed with the local planning authority or, in default of agreement, as shall be determined by the Minister. As required by Section 7 of the Control of Office and Industrial Development Act 1965 the Minister also imposes the conditions set out in that section, namely that the use of the buildings whether as originally erected or as subsequently extended or altered shall be restricted so that (whether in consequence of a change of use or otherwise) they do not at any time contain office premises having an aggregate office floor space which exceeds 3,000 square feet.
6. 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. Cumberland and Hopkins,
40 High Street,
LEIGHTON BUZZARD,
Beds.

(H. C. HOLLINGTON)

Authorised by the Minister
to sign in that behalf.