

ADMINISTRATIVE COUNTY OF HERTFORD

~~The Council of the~~ ~~BOROUGH OF~~

~~URBAN DISTRICT OF~~

~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1962

To
George Wimpey & Co. Ltd.
27 Hammersmith Grove,
London W.6.

Layout of roads and layout and construction of
99 dwellings with detached garages,
at Bridgewater Road, Billett Lane, 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 15th October 1965 and received with sufficient particulars on 19th October 1965 and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. No garage or car park shall be erected within the curtilage of any dwelling hereby permitted other than in the positions indicated on plan No. S9/36G except plot 85 where the garage shall be placed at least 15 feet from the adjoining access road or as shall be agreed in writing with the Local Planning Authority.
2. Any garage erected on these sites shall be in accordance with one of the alternative proposals shown on drawing No. 600/402 or as shall be agreed in writing with the Local Planning Authority.
3. All screen fencing and gates forming the boundary of or falling within the curtilage of each individual dwelling house shall be erected in the position shown on plan No. S9/360 before that dwelling is occupied.
4. The use of any 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) it does not at any time contain office premises having an aggregate of floor space which exceeds 3000 sq. feet.

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

- 1 and 2 In the interest of the visual amenity and layout of the estate.
- 3 To secure reasonable standards of privacy and amenity for the occupants of the dwellings.
- 4 To comply with the requirements of the Control of Office and Industrial Development Act 1965.

Dated 17th day of

January 1966
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.