



Department of the Environment
Caxton House Tothill Street London SW1H 9LZ

Telephone 01-834 8540 ext 667

306/75D

The Secretary
Dacorum District Council
Town Hall
Hemel Hempstead
HP1 1HH

Your reference
HB/EDA/2525/179
Our reference
APP/5252/A/75/6815(10)
Date

31 October 1975

DACORUM DISTRICT COUNCIL
3 - NOV 1975 11
DEPT.

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971
APPEAL BY: MR R L DEAN
CONCERNING: 44/46 RECTORY LANE KINGS LANGLEY

1. I refer to the above appeal which, with the agreement of the parties, is being dealt with on the basis of written representations.
2. The Department's letter of 28 August 1975 requested submission of your Council's statement on the appeal within 1 month but the statement has not yet been received.
3. The Secretary of State attaches considerable importance to observance of this suggested timetable because appellants are advised that if they agree to their appeal being decided on the basis of written statements it will nearly always be decided more quickly. If planning authorities do not adhere to the suggested timetable the time saving advantage of the written procedure is nullified and this gives rise to complaints from appellants and their agents and will eventually bring the procedure into disrepute.
4. In the circumstances I must request that the statement relating to this appeal now be provided. If there is any further delay in its submission the Department may have to consider the possibility of deciding the appeal without it.
5. A copy of this letter is being sent to the appellant.

Yours faithfully

C T WILLIAMS



Department of the Environment

Eastern Region

Charles House 375 Kensington High Street London W14 8QH

Telephone 01-603 4676 ext 143
3444

25
306/75D

Messrs Savills
20 Grosvenor Hill
Berkeley Square
London W1X 0HQ

DAC
[Handwritten signatures and initials]

Your reference RLD/bjs

Our reference APP/5252/A/75/6815

Date
59 12 MAR 1976

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36
APPEAL BY MR R L DEAN
APPLICATION NO. 4/0200/75

1. I am directed by the Secretary of State for the Environment to refer to your client's appeal against the decision of the Dacorum District Council to refuse planning permission for the demolition and reconstruction of two dwelling houses at 44 and 46 Rectory Lane, Kings Langley.
2. The written representations made in support of the appeal together with those of the Council and other interested parties have been considered. An officer of the Department has visited the site.
3. The site is of approximately 0.4 hectares and comprises the curtilages of a pair of semi-detached houses, currently unoccupied, at Nos. 44 and 46 Rectory Lane, part of the curtilage of No. 5 Gade Valley Close and, at its southernmost corner, a small part of the public highway. It lies to the north of, and fronts, the junction of Rectory Lane and Gade Valley Close and is adjacent to the junction of Rectory Lane and the A41 Hempstead Road. Immediately to the east are two similar houses and to the south, south-east and south-west is further residential development. To the north is an extensive tract of open agricultural land bounded by residential development to the west and the Grand Union Canal and industrial development to the east.
4. The Council object to the proposed development because the site lies within the Metropolitan Green Belt. You argue that as the proposed development would involve replacement of the existing houses it would not conflict with Green Belt policy: and that in any case inclusion of the site within the Green Belt is not consistent with existing land use in the area. The Council point out that the Green Belt boundary is based not on existing land use but on proposed land use. On the evidence it is considered that Gade Valley Close provides a logical southern boundary to this part of the Green Belt. Also the fact that the proposal is merely to replace 2 existing obsolete dwellings is not thought to afford sufficient justification for overriding the general presumption against new development in the Green Belt (in the absence of any special agricultural need). The erection of a pair of new houses on the appeal site north of Gade Valley Close would, it is thought, undesirably perpetuate a

residential intrusion into the Green Belt at a point where it is considered important to preserve the existing open break between Kings Langley and Hemel Hempstead, and to this end to avoid any new building which could lead to pressure for further peripheral urban development in the area.

5. In the light of paragraph 4 above the Secretary of State hereby dismisses the appeal

I am Gentlemen
Your obedient Servant

K W BEARE
Authorised by the Secretary of State
to sign in that behalf