



MINISTRY OF HOUSING & LOCAL GOVERNMENT

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Please address any reply to

THE SECRETARY

and quote: APP/1199/A/74031 and APP/1199/A/76363

Your reference: PDL/IM/B

22 PR 1964

Gentlemen,

Town and Country Planning Act 1962 - Section 23

Appeals by Piccott's End Mill Limited

Application Nos. W/1131/63 and W/1800/63

I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. A. A. Slona, F. Sc. (Eng.), A.M.I.C.E., M.I.Mun.E., M.A.S.M., Barrister-at-Law, who held a local inquiry into your clients' appeals against the decisions of Hemel Hempstead Borough Council, acting on behalf of Hertfordshire County Council, to refuse planning permission for the erection of three detached houses or bungalows, with garages on land between Piccott's End Mill and 121, Piccott's End.

A copy of the Inspector's report is enclosed.

The Inspector finds that the appeal sites are in a pleasant hamlet, containing several buildings of architectural and historic character, and within the proposed extension to the Metropolitan Green Belt. In the Inspector's opinion the impact on the surroundings from the proposed dwellings would be less than from the nine bungalows permitted on land to the north of the site. He thinks that the permissions given for dwellings on that more open land seem to have made the green belt notation for this part of Piccott's End somewhat suspect and that it would seem inequitable to have permitted these and refuse either of the present proposals which are substantially less in scope. The sites do not, however, comprise a single gap between buildings which could be safely filled in without prejudice to green belt conceptions and argument for their development could equally apply to other frontage gaps to the south along E.466. The Inspector says that as it stands, the sites are within the proposed extension to the Metropolitan Green Belt and subject to generally accepted restrictions on development of such land. The proposals are for normal residential development and there are no special circumstances warranting exemption from the presumption against building. The Inspector recommends that the appeals be dismissed.

The Minister agrees with his Inspector that there are no special circumstances to justify permission being given for the proposed development contrary to the policy for the proposed extensions to the Metropolitan Green Belt, particularly as permission here could lead to the development of other frontage gaps to the south. The Minister therefore accepts the Inspector's recommendation and accordingly he hereby dismisses the appeals.

I am, Gentlemen,  
Your obedient Servant,

D. G. POWEROY

Authorised by the Minister  
to sign in that behalf.

Messrs. Stimpson, Lock & Vince  
Faircross House  
High Street  
WATFORD