

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To W.A. Annett Esq., per Stimpson Lock and Vince, 9, Station Road, WATFORD. Herts.

Residential development of land forming part of the grounds of "Greystoke" Cross Oak Road.

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 COUNCIL OF HERTFORD (Delegation of Planning Functions) Scheme, 1952, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 28.12.60. and received with sufficient particulars on 29.12.60. and shewn on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

- 1. The proposed development would be excessive for the site having regard to the density and character of the surrounding development generally, and the development if carried out would therefore be likely to adversely affect the character of the locality.
2. Access to the proposed development would be obtained only by means of an extension of an existing cul-de-sac resulting in a cul-de-sac of over 1000 feet which is considered to be of excessive length for convenience and satisfactory development.

Dated 17th day of February, 1961.

Signature of Clerk/Sumner 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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT  
Whitehall, LONDON, S.W.1

Telegrams: *Locoplan, Parl, London*

Telephone: VICTORIA 8540 , ext. 126

29 MAR 1962

Please address any reply to  
THE SECRETARY  
and quote: APP/A/49216  
Your reference: FMK/KM/D.

Gentlemen,

Town and Country Planning Acts, 1947 - 1959  
Land at the rear of Greystoke, Cross Oak Road, Berkhamsted  
Appeal by Mr. W. A. Annett.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. A. R. Head, M.T.P.I., Dip.T.P. on the local inquiry into your client's appeal against the decision of the Berkhamsted Urban District Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of nine detached bungalows on land at the rear of Greystoke, Cross Oak Road, Berkhamsted.
2. The Inspector, a copy of whose report is enclosed, recommended that your client's appeal be dismissed because the proposed extension of Gilbert Way, in cul-de-sac form, would be undesirable, having regard to its excessive length, and the inconvenience which would be caused to residents, tradesmen and visitors.
3. The Minister agrees with the findings of his Inspector and accepts his recommendation; accordingly he dismisses your client's appeal.

I am, Gentlemen,  
Your obedient Servant,

(MISS E. M. BARBER)  
Authorised by the Minister  
to sign in that behalf.

Messrs. Stimpson, Lock and Vince,  
9, Station Road,  
WATFORD,  
Herts.