

H.C.C. Code No.	W/9/61
L.A. Ref. No.	4708

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Borough of~~  
~~Urban District of~~  
 Rural District of Hemel Hempstead.

WEST WERTS DIVISIONAL  
 27 MAR 1961

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. W. Baldwin,  
 Langley Hill Farm,  
 Love Lane,  
 Kings Langley.

Use of land for residential development
at Love Lane, Kings Langley. (Part of Parcel 369 on OS. HERTS. XXXV111.4)

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 County 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 21/12/60 and received with sufficient particulars on 28/12/60 and shewn on the plan(s) accompanying such application.

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

The site falls within the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to restrict further development to that required for the essential needs of the local community or for the housing of agricultural workers in order to prevent unnecessary expansion of villages and to maintain the amenities and character of the area generally. In the opinion of the Local Planning Authority the proposed development would not conform to their policy and would represent an extension of development in the countryside which has not been justified by any need arising from the local community or for the housing of agricultural workers.

Dated 7th day of March 1961

*W. Atkinson*  
 Clerk/~~Secretary~~ 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.

WEST  
PLANNING OFFICE  
R  
30 JAN 1962  
ACKD

Gentlemen,

26th January, 1962.

Town and Country Planning Act, 1947: Section 16.  
Appeal by Mr. C. F. Baldwin.

-----

1. I am directed by the Minister of Housing and Local Government to say that he has considered your client's appeal against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to permit the erection of a house on land at Langley Hill Farm, Love Lane, Kings Langley. He has considered the representations made in support of the appeal and the council's observations thereon. One of his officers has visited the site.
2. The Minister notes that the appeal site is just beyond the perimeter of the village of Kings Langley, proposed by the local planning authority. He sees no reason to question the boundary at this point. At the same time the site lies between existing development formed by Langley Common House to the south, the outbuildings and farmhouse of Langley Hill Farm to the north and a bungalow beyond them at the entrance to the new school. The farm and farm buildings together with the common land opposite make a valuable contribution to the pleasant rural appearance of Love Lane. Nevertheless he considers that a well-designed house on the appeal site, which has no great value as part of the farm holding, would neither harm the appearance of the land nor have any adverse effect on the green belt in this area. He has therefore decided to allow your client's appeal and grants permission for the erection of a dwellinghouse on the appeal site subject to the condition that the siting, design and external appearance of the building and the means of access thereto shall be as may be agreed with the local planning authority, or in default of agreement, as may be determined by the Minister.
3. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 12 of the Town and Country Planning Act, 1947.

I am, Gentlemen,  
Your obedient Servant,

(Signed) MISS. E.M. BARBER.

Authorised by the Minister to  
sign in that behalf.

Messrs. Stimpson, Lock & Vince,  
Chartered Surveyors,  
Opposite Town Hall,  
WATFORD,  
Herts.