

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal 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 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 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 provision 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 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 123 and Part VI of the Town and Country Planning Act, 1962.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: *Locoplan, Parl, London*

Telephone: VICTORIA 8540 , ext. 513

Please address any reply to

THE SECRETARY

and quote: APP/1919/A/83579

Your reference: W/88-64.



- 8 APR 1965

Sir,

Town and Country Planning Act 1962: Section 23
Appeal by Mr. George Arthur Rafter

1. I am directed by the Minister of Housing and Local Government to refer to the report of his Inspector, Mr. A. C. Box, M.I.Mun.E., on the local inquiry into your appeal against the refusal of the Berkhamsted Rural District Council, acting on behalf of the Hertfordshire County Council, to permit the erection of one dwelling-house on land on the east side of Bell Lane, Northchurch, Berkhamsted.
2. The Inspector, a copy of whose report is enclosed, concluded that the erection on the appeal site of the proposed dwellinghouse would constitute an undesirable extension of development into the countryside within an area proposed as an extension of the metropolitan green belt; the circumstances of the case generally were not sufficient to justify granting permission for the proposed development of the site contrary to green belt policy. He recommended that the appeal be dismissed.
3. The Minister agrees with the Inspector's conclusions and accepts his recommendation; accordingly he dismisses your appeal.

I am, Sir,
Your obedient Servant,

H. C. HOLLINGTON

(H. C. HOLLINGTON)
Authorised by the Minister
to sign in that behalf

G. A. Rafter Esq.
27 Ridgeway
BERKHAMSTED
Hertfordshire