

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough~~
~~Urban District~~
RURAL DISTRICT OF Hemel Hempstead

TOWN & COUNTRY PLANNING ACT, 1962

To Benskin's Watford Brewery Ltd.,
194, High Street,
Watford.

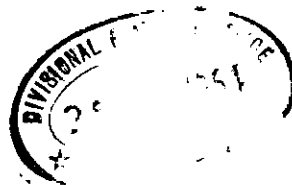
Use of land for residential development
.....
.....
at adj. The Red Lion P.H. Nash Mills, Kings Langley.
.....
(Part Parcel 450 on OS.HERTS.XXX111.16.)

Brief
description
and location
of proposed
development.

In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 31/12/63 and received with sufficient particulars on 6/1/64 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 site is within the Metropolitan Green Belt where it is the policy of the Local Planning Authority not to allow development unless it is required for agricultural or allied purposes. No such need has been proved.
2. The site lies between the southern part of Hemel Hempstead New Town and the northern part of the village of Kings Langley, within which there is some existing development. Any further development in the vicinity would reduce the effectiveness of the existing break between the main centres of population referred to, and would tend towards their coalescence, contrary to one of the principles of the Green Belt.



Dated 5th day of May 1964

[Signature]
Clerk/Surveyor of the Council.

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.

HERTFORDSHIRE COUNTY COUNCIL

COUNTY HALL, HERTFORD, HERTS

PLANNING DEPARTMENT

My Ref. **W/90-64. EL.**
Your Ref.

COUNTY PLANNING OFFICER
E. H. DOUBLEDAY, O.B.E., P.P.T.P.L., F.R.I.C.S., M.I.MUN.E.

Telephone : Hertford 4242
Extension : **38.**

17th February, 1965.

Dear Sir,

Town and Country Planning Act, 1962
Town and Country Planning (Compensation) Regulations, 1963
Statement required by Regulation 4(2).

Hemel Hempstead R. D. Council, L.A. Ref: 5318

H.C.C. Code No: **W/90-64.**

I enclose details of the claim received from: **Messrs. Benskin's Watford Brewery Ltd., P.O. Box No. 105, 194 High Street, Watford, Herts.**

Address and Description of land: **Land adjoining the Red Lion P.H., Nash Mills, Kings Langley, Herts.**

Proposal in respect of which claim is made: **Residential.**

Provisions of Development Plan: **"White" area, proposed extension of the Green Belt. (The Decision Notice is incorrect in stating that the land is within the approved Green Belt).**

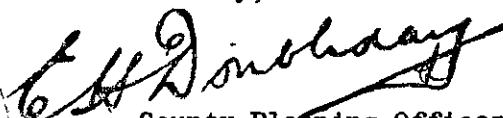
Local Planning Authority's opinion as to any more favourable decision or permission for alternative development: **None.**

22 FEB 1965
H. ST. HERTS.

Local Authority's opinion as to any more favourable decision or permission for alternative form of development: **None available but District Council refused application May, 1964.**

N. B. The District Council may forward their own opinion in the event of disagreement with the opinion of the local planning authority.

Yours faithfully,



County Planning Officer.

The Secretary,
Ministry of Housing and Local Government,
~~Whitehall~~ Clements House, Cresham Street,
LONDON, ~~SW1A~~ E.C.2.

Copies to: Divisional Planning Officer and Clerk to the Local Authority.