

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. J. Sunderland,
Dartmeet,
Toms Lane,
Kings Langley.

Use of land for residential development
at Ridgeway Close, Kings Langley.
(Pt. Parcel 460 on OS. HERTS. XXX111.16)

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 12/1/61 and received with sufficient particulars on 14/1/61 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 land falls within an area shown on the County Map of the County Development Plan as an area in which the existing use is to be maintained, and the development of the land for residential purposes would therefore be contrary to the proposals contained in the plan.
2. The land also falls within an area defined by the Local Planning Authority as a local green belt in accordance with the provisions of Circular 42/55, and the development of the land for residential purposes would therefore be contrary to the Local Planning Authority's proposals for the prevention of further development in the area.

Dated 16th day of May 1961.

Clerk/ ~~Secretary~~ of the Council. [Signature]

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

Please address any reply to

THE SECRETARY

and quote: APP/A/49304

Your reference:

30 APR 1962

Sir,

Town and Country Planning Acts, 1947 - 1959
Land adjoining No. 17, Ridgeway Close, Hemel Hempstead
Appeal by Mr. Jack Sunderland

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. F. M. Smith, C.B.S., P.A., F.R.I.C.S., on the local inquiry into your client's appeal against the decision of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of a detached bungalow on land adjoining No. 17 Ridgeway Close, Hemel Hempstead.
2. The Inspector, a copy of whose report is enclosed, recommended that your client's appeal be dismissed because he had not established an overriding need for a new house in an area subject to green belt restrictions; nor could the proposed development be considered on the basis that it would amount to minor infilling between existing houses.
3. The Minister agrees with the findings of his Inspector and accepts his recommendation; accordingly he dismisses your client's appeal.

I am, Sir,

Your obedient Servant,

C. B. GRIMMOND

for (MISS E. V. BARBER)

Authorised by the Minister
to sign in that behalf.

J. E. Telford, Esq.,
249, Baldwin's Lane,
Croxley Green,
Rickmansworth,
Herts.

