

D.C.O.3.

H.C.C.
Code No. W/176/62.

L.A.
Ref. No. BR/5/62.

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF

URBAN DISTRICT OF

RURAL DISTRICT OF BERKHAMSTED

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. J.S. Baxter,
Castle Hill Farm,
Berkhamsted, Herts.

Site for agricultural dwelling and farm
buildings,
at Well Farm, Berkhamsted, Herts. (Northchurch Parish)

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 permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated 25th. January, 1962, and received with sufficient particulars on 29th. January, 1962, and shewn on the plan(s) accompanying such application, **subject** to the following conditions:—

- The approval of the local planning authority is required before any development is commenced to its—
 - * (a) siting;
 - * (b) design;
 - * (c) external appearance;
 - * (d) means of access.
- The dwelling hereby permitted shall be occupied only by a person who is permanently engaged in carrying out or directing agricultural operations on a holding which includes not less than 231 acres of agricultural land consisting of fields numbered 189, 274, 275, 313, 314, 315, 316, 323 and 324 on Ordnance Survey Sheets Nos: 26-13 and 33-1.

* Delete as necessary.

Please turn over.

3. A scheme for the planting of trees in the immediate vicinity of the proposed dwelling and in particular on the north and west sides, shall be submitted to the Local Planning Authority for their approval not later than six months from the date of this permission, and the scheme as approved shall be completed within two years from the date of such approval and thereafter maintained to the reasonable satisfaction of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.
2. The site of the proposed dwelling is within the proposed extension of the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to restrict further development to that required for agricultural or other essential purposes, and the erection of the dwelling on the land is permitted only to enable the said agricultural land to be properly used for agricultural purposes.
3. In the interests of the visual amenities of the locality and having regard to the isolated position of the proposed dwelling.

Dated 17th day of May, 1962.

L. Henderson Clerk/Surveyor 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.