

### ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF.....  
 URBAN DISTRICT OF .....  
 RURAL DISTRICT OF BERKHAMSTED.....

## TOWN & COUNTRY PLANNING ACT, 1947

To Mr. T.J.A. Green,  
 per Messrs. Thompson and Chipperfield,  
 1, Woburn St., Ampthill, Beds.

..... Site for one dwelling, at The Green (adjoining The Manor House), Little Gaddesden, Berkhamsted, Herts. .....
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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 30th. January, 1962, and received with sufficient particulars on 1st. February, 1962, 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 is included within an area of great landscape value in the County Development Plan and is also within an area proposed as an extension to the Metropolitan Green Belt, in accordance with Circular 42/55. To preserve the rural character of the area it is the Local Planning Authority's policy to restrict new building development to that essentially required either for agricultural purposes or for local community needs. There is no evidence to suggest that the development proposed will comply with this policy and it therefore represents undesirable new building development in the Green Belt.

Dated 19th. day of April, ~~XXXX~~ 1962.



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

Telegrams: *Locoplan, Parl, London*  
Telephone: VICTORIA 8540 , ext. 126

Please address any reply to

THE SECRETARY

and quote: APP/1919/A/64484

Your reference: W/207-62



9- APR 1963

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Gentlemen,

Town and Country Planning Act 1962 - Section 23  
(formerly Town and Country Planning Act 1947 - Section 16)  
Land at The Green, Little Gaddesden  
Appeal by Mr. T. J. A. Green

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. H. D. Dawson, A.R.I.B.A., A.R.I.C.S., A.M.T.P.I. on the local inquiry into your client's appeal against the decision of the Berkhamsted Rural District Council acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of a detached dwellinghouse on land at The Green, Little Gaddesden.

2. The Inspector, a copy of whose report is enclosed, said that the proposal involved the sub-division of an existing curtilage and could not be regarded as infilling. Such sub-division would be a step towards depriving the adjoining Manor House of its proper open setting. In his view the rural character of Little Gaddesden could only be maintained by close adherence to the planning authority's policy to restrict new development to that required either for agricultural purposes or essential local needs. With all due consideration for your client's personal circumstances the Inspector did not consider they justified a departure from that policy. He recommended that the appeal be dismissed.

3. The Minister notes that Little Gaddesden is within the Chilterns area of great landscape value and is part of an area which the National Parks Commission propose to designate as an area of outstanding natural beauty. The village is also within the area proposed by the local planning authority as an extension of the metropolitan green belt. He agrees with his Inspector's conclusions on the present appeal and while he appreciates the personal reasons which led your client to apply for permission he does not think they are exceptional enough to set aside the objections to the proposed development. Accordingly he accepts his Inspector's recommendation and dismisses the appeal.

I am, Gentlemen,  
Your obedient Servant,

(MISS E. M. BARBER)  
Authorised by the Minister to  
sign in that behalf.

Messrs. Crossman, Block and Keith  
Solicitors  
16 Theobald's Road  
Gray's Inn  
LONDON  
W.C.1.