

H.C.C.
Code No. W/379/64
L.A.
Ref. No. 5344

ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~BOROUGH OF~~
~~URBAN DISTRICT OF~~
RURAL DISTRICT OF Hamel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To **Mr. G.L.W. Wilkinson,**
Three Horseshoes,
Bovington,
Herts.

Erection of one dwelling
at **'Three Horseshoes', Bovington, Herts.**
(Part Parcel 178 on OS.HERTS.XXV111.1)

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 7/2/64 and received with sufficient particulars on 9/2/64 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 within the proposed extension of 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.

Dated 7th day of April 1964

B. W. Whaley
Clerk/Secretary 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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540 , ext.

Please address any reply to

THE SECRETARY

and quote: APP/2142/A/82610

Your reference:

10 NOV 1964

Sir,

Town and Country Planning Act 1962

Appeal under Section 23

Application No. W/379/64

I am directed by the Minister of Housing and Local Government to refer to your appeal against the refusal of Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to permit the erection of a dwelling in the form of an extension to the existing building at Three Horseshoes, Pudds Cross, Bovington. The Minister has considered the written representations made in support of the appeal and those of the council. One of his officers has visited the site.

The Three Horseshoes, once a small public house, stands on a plot of about $\frac{1}{8}$ th of an acre, in a proposed extension of the Metropolitan Green Belt. It is adjoined on the north-west and north-east by rough pasture, and on the south-west by a pair of houses, beyond which is agricultural land. The appeal site comprises the north-eastern part of the plot and includes some old stable buildings which it is proposed to remove. Although there is a number of scattered buildings in the area, the surrounding country is rural with a profusion of hedgerows, forest trees and woodland plantations which are pleasant features on this flat plateau. The Minister has noted your statement that before the premises were improved and adapted to form a single dwelling, the building consisted of two cottages which were the subject of a closing order, but he is unable to accept this as a reason for allowing the erection of what would be to all intent and purposes a new dwelling in the proposed extension of the Metropolitan Green Belt. In his opinion the development proposed does not constitute infilling or rounding off and he can find no circumstances in this case to justify making an exception to the accepted green belt policy of restricting development to that which is essential for an agricultural or similar rural purpose. The Minister therefore dismisses the appeal.

I am, Sir,

Your obedient Servant,

COUNTY PLANNING OFFICER HERTFORD RECEIVED 10 NOV 1964	
ACKD	ANSD

(H. C. HOLLINGTON)

Authorised by the Minister
to sign in that behalf

G. L. Wilkinson, Esq.
Three Horseshoes
Pudds Cross
BOVINGTON
Herts.



2443 Planning