

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~borough of~~ BOROUGH OF
~~urban district of~~ URBAN DISTRICT OF
RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. N. Brick,
Square Acre,
Rucklers Lane,
Kings Langley.

Use of land for residential development
.....
at Square Acre, Rucklers Lane, Kings Langley.
(Part Parcel 427 on OS. HERTS. XXXV111.)

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 15/2/62 and received with sufficient particulars on 16/2/62 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 a 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 15th day of May 1962

[Signature]
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.

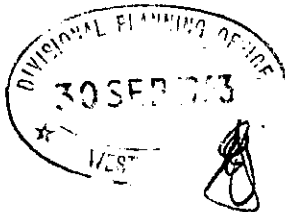
(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot 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.

Copy

MINISTRY OF HOUSING AND LOCAL GOVERNMENT,
Whitehall, London, S.W.1.

APP/2142/A/64966
W/512-62



5th July, 1963.

Sir,

Town and Country Planning Act, 1947 - Section 16
(now Town and Country Planning Act 1962: Section 23)
Land adjoining Square Acre, Ruckler's Lane, Kings Langley
Appeal by Mr. N. A. Brick

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. T. S. Wright, F.L.A.S., M.D.A., 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 one dwelling on land being part of the garden of Square Acre, Ruckler's Lane, Kings Langley.

2. The Inspector, a copy of whose report is enclosed, said that at present Ruckler's Lane was so narrow and the visibility such that he could not accept the contention that it was dangerous, nor did he think that another dwelling would materially affect the traffic problem. In his view a bungalow, similar in size and construction to "Square Acre", would not disturb the amenities of the character of the area, nor would it exert a harmful impact on the green belt either physically or on the furtherance of it's policy. He recommended that the appeal be allowed provided that the dwelling was a bungalow.

3. The Minister agrees with the views of his Inspector and accepts his recommendation; accordingly he allows your client's appeal and hereby grants permission for the erection of a bungalow on the land adjoining "Square Acre", Ruckler's Lane, Kings Langley, subject to the condition that the siting, design and external appearance of the building and the means of access shall be as may be agreed by the local planning authority, or in default of agreement, as shall be determined by the Minister.

4. This letter does not purport to convey any approval or consent which may be required under any enactment (including any byelaws, orders or regulations) other than section 13 of the Town and Country Planning Act 1962.

I am, Sir,
Your obedient Servant,

(Sgd) Miss E. M. Barber.

Authorised by the Minister
to sign in that behalf.

R. H. Faulkner Esq., F.R.I.C.S., F.A.I.,
43 Market Street,
WATFORD,
Herts.