

H.C.C. Code No. W/713/62.
L.A. Ref. No. BR/44/63.

ADMINISTRATIVE COUNTY OF HERTFORD.

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

WEST HERTS DIVISIONAL

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. Jesse Mead Ltd.,
176, Berkhamsted Road,
Chesham, Bucks.

Site for two detached dwellings,
at Between Nos: 22 and 24, Trooper Road,
Aldbury, Tring, Herts.

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, the Council on behalf of the Local Planning Authority **hereby refuse** the development proposed by you in your application dated 12th. April, 1962, and received with sufficient particulars on 13th. April, 1962, and shewn on the plan(x) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are :—

The site is within an area of Great Landscape Value as defined in the County Map of the County Development Plan and is within a proposed extension of the Metropolitan Green Belt.

In the area of the proposal it is necessary that local needs should be established, and no indication has been given that such needs would be satisfied.

Dated 26th. day of September. 19 62.

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.

COPY

MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, London, S.W.1.

APP/1919/A/67961
RJA/JAA
W/713-62



23rd August, 1963.

Sir,

Town and Country Planning Act 1947 - Section 16
(now Town and Country Planning Act 1962 - Section 23)
Appeal by Jesse Mead Limited (Builders)

1. I am directed by the Minister of Housing and Local Government to say that he has considered your clients' appeal against the refusal of the Berkhamsted Rural District Council, acting on behalf of Hertfordshire County Council, to grant outline permission for the erection of two detached dwellings on land between Nos. 22 and 24 Trooper Road, Aldbury Tring. He has considered the representations made in support of the appeal and the council's observations thereon. One of his officers has visited the site.
2. The Minister notes that the council have no objection in principle to development of the appeal site, since it might reasonably be regarded as infilling within the village of Aldbury; they contend however that as there is only a very limited amount of land available for development in the village it is necessary in the interests of the green belt to reserve it for essential local needs. While the Minister appreciates the reasons underlying the council's policy for restricting further development in Aldbury, on the information before him he does not think that the small amount of development proposed by your clients will result in any serious harm to the green belt. He notes that the site will be affected by highway improvements and your clients' will need to have regard to the requirements of the highway authority in carrying out their proposal.
3. The Minister accordingly allows your clients' appeal and gives permission for the erection of 2 detached dwellings on the appeal site subject to the condition that the siting, design and external appearance of the buildings and the means of access thereto shall be as may be agreed with the local planning authority in consultation with highway authority or, in default of agreement, as may be determined by the Minister.
4. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 13 of the Town and Country Planning Act 1962.

I am, Sir,
Your obedient Servant,

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

R.J. Aitchison, Esq.,
F.A.I., M.R. San.I.
154, High Street,
BERKHAMSTED,
Herts.

MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, London, S.W.1.

2/17/52
M.L.G.
1/17/52

23rd August, 1952

272

Annual by Local Authorities (Boroughs)
(Not Town and Country Planning Act 1947 - Section 25)
(Town and Country Planning Act 1947 - Section 16)

I am directed by the Minister of Housing and Local Government to say that he has considered your clients' appeal against the refusal of the Birmingham Local District Council, acting on behalf of Her Majesty's County Council, to grant outline permission for the erection of 27 detached dwellings on land between Nos. 22 and 24 Cooper Road, Alibon, Birmingham. He has considered the representations made in support of the appeal and the Council's observations thereon. One of his officers has visited the site.

The Minister notes that the Council have no objection in principle to development of the site, since it is a suitable site for residential development. He is satisfied that the Council's refusal is not based on any grounds which are material to the decision. He is satisfied that the Council's refusal is not based on any grounds which are material to the decision. He is satisfied that the Council's refusal is not based on any grounds which are material to the decision.

The Minister accordingly allows your clients' appeal and gives permission for the erection of 2 detached dwellings on the site. He is satisfied that the Council's refusal is not based on any grounds which are material to the decision. He is satisfied that the Council's refusal is not based on any grounds which are material to the decision.

This letter does not convey any approval or consent which may be required under any enactment, provision, order or regulation other than Section 17 of the Town and Country Planning Act 1947.

I am, Sir,
Your obedient servant,

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

R. J. ALLEN, Esq.,
15, High Street,
BIRMINGHAM,
ENGLAND.