

H.C.C.
Code No. 2/775/21
L.A.
Ref. No. 7640

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF HEMEL Hempstead
~~URBAN DISTRICT OF~~
~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1947

To **Mr. M.T. Chase,**
The Paddock,
Bourne End Lane,
Bourne End, Hemel Hempstead

.....
site for house
.....
at **part of The Paddock Bourne End Lane**
Hemel Hempstead
.....

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 13th April 1961 and received with sufficient particulars on 14th April 1961 and shewn on the plan(s) ⁷⁶⁴⁰ accompanying such application.

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

The site falls within a proposed local green belt in which it is the policy of the local planning authority to restrict further development to that required for the essential needs of the local community or for the housing of agricultural workers in order to prevent unnecessary expansion of villages and to maintain the amenities and character of the area generally; and in the opinion of the local planning authority the proposed development would not conform to their policy and would represent an extension of development in the countryside which has not been justified by any need arising from the local community or for the housing of agricultural workers.

Dated 9th day of May 19561

[Signature]
Town Clerk/Surveyor of the Council.

PLEASE SEE NOTES OVERLEAF
SEE NOTES OVERLEAF

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.

H.C.C.
Code No. 4/775/2
L.A.
Ref. No. 7640

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~~RURAL DISTRICT OF~~

TOWN & COUNTRY PLANNING ACT, 1947

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Bourne End Lane,
Bourne End, Hemel Hempstead

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MINISTRY OF HOUSING & LOCAL GOVERNMENT
Whitehall, LONDON, S.W.1

Telegrams: *Locopian, Parl, London*

Telephone: *Victoria 8540*, ext.

24 NOV 1961

Please address any reply to
THE SECRETARY
and quote: APP/L/47397
Your reference:

Sir,

Town and Country Planning Act, 1947: Section 16

1. I am directed by the Minister of Housing and Local Government to say that he has considered your appeal against the refusal of the Hemel Hempstead Borough Council, acting on behalf of Hertfordshire County Council to permit the erection of a house on land forming part of "The Paddock", Bourne End Lane, Hemel Hempstead. 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 agrees with the planning authority that it is important to preserve the comparatively narrow tongue of open country between Hemel Hempstead and Berkhamsted which lies within the proposed extension of the Metropolitan Green Belt and that further development in the village of Bourne End should be strictly controlled. He notes that the proposed house would be built close to your existing house and would be well set back from the row of cottages fronting directly on to the lane immediately to the south of the appeal site. He considers that the proposed house would detract from the appearance of "The Paddock" and have the privacy of the occupants of the cottages. He has come to the conclusion that the proposal would result in unsatisfactory development and that there is no justification for it being allowed contrary to normal green belt policy. He has accordingly decided to dismiss your appeal.

I am, Sir,
Your obedient Servant,

(Miss E. H. Barber)
Authorised by the Minister
to sign in that behalf.

M. T. Chace, Esq.,
The Paddock,
Bourne End,
HEMEL HEMPSTEAD,
Herts.

DP 0 27 11.61
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[Signature]