

H.C.C. Code No. W/810/62  
L.A. Ref. No. 4968

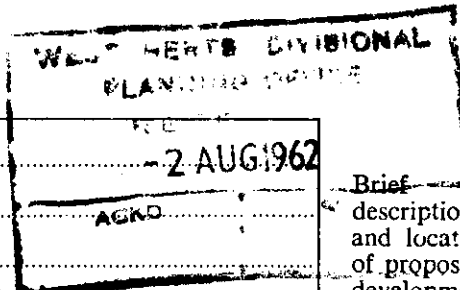
ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Hertford~~  
~~Urban District~~  
RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Piccotts End Mill Ltd.,  
Piccotts End Mill,  
Piccotts End,  
Hemel Hempstead.

Use of land for nine bungalows  
at Piccotts End, Hemel Hempstead.  
(Part of Parcel 328 on OS.HERTS.XXX111.5)



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 12/4/62 and received with sufficient particulars on 13/4/62 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 26th day of June 1962.

*W. W. Shaw*  
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.

DT



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

Telegrams: *Locoplan, Parl, London*

Telephone: VICTORIA 8540 , ext. 109

Please address any reply to  
THE SECRETARY

and quote: APP/2142/A/61208

Your reference: ~~PDE/MD~~ W/810-62



9- APR 1963

Gentlemen,

Town and Country Planning Act 1962 - Section 23  
(formerly Section 16 of the Town and Country Planning Act, 1947)  
Land at Piccott's End, Hemel Hempstead  
Appeal by Messrs. Piccott's End Mill Limited

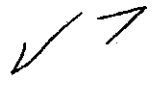
1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. R. Woodford, Dip.T.P., A.M.T.P.I. on the local inquiry into your clients' appeal against the decision of the Hemel Hempstead Rural District Council acting on behalf of the Hertfordshire County Council, to refuse permission on an outline application, for the erection of 8 semi-detached bungalows and 1 detached bungalow on land at Piccott's End, Hemel Hempstead.

2. The Inspector, a copy of whose report is enclosed, said that although the accepted exceptional circumstances which might justify new building in a green belt were not present in this case, no doubt consideration would be given to the fact that, if left undeveloped, the appeal site could be of little use. Nevertheless, as the site was within a proposed extension of the Metropolitan Green Belt and the development was not required for agriculture, he felt that the appeal should be dismissed. He recommended accordingly.

3. The Minister notes his Inspector's conclusions but he does not feel able to accept his recommendation. The appeal site is enclosed by a new road and cut off by it from the farmland to the west and is now virtually useless. Just beyond the site is a large electricity substation. In 1958 planning permission was granted on appeal for 4 bungalows at the southern end of the land. Although the site is in the proposed extension to the Metropolitan Green belt the Minister sees no reason to depart from the view expressed in the decision on the previous appeal that it was reasonable to regard the junction of the proposed new road and the existing road as the limit of development for Piccott's End. There is no valid reason for limiting development of the site to the 4 bungalows already permitted and he has therefore decided to allow your clients appeal. Accordingly he hereby grants permission for the erection of 8 semi-detached bungalows and 1 detached bungalow on land at Piccott's End subject to the condition that the design and external appearance of the buildings 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.

/This

Messrs. Stimpson, Lock and Vince  
9 Station Road  
WATFORD  
Herts.



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, Gentlemen,  
Your obedient Servant,

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