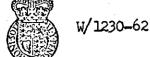
. Copy for information

## 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/72664

Your reference: PDL/MAB/D

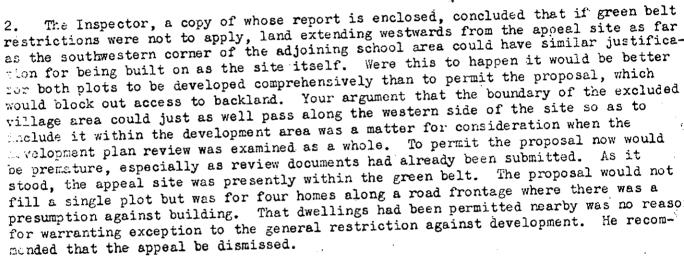
- 9 RENT RED.

-9 MAR 1964

Sir,

Town and Country Planning Act 1962 - Section 23

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. A. A. Sloma, B.Sc.(Eng.), A.M.I.C.E., M.I.Mun.E., M.R.S.H., Barrister-at-Law on the local inquiry into your appeal against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to permit the erection of the bungalows on land adjoining Meadow Cottage, Love Lane, Kings Langley.



3. The Minister agrees with his Inspector that the question of whether the boundar line for the 'excluded' village of Kings Langley, where it passes along Love Lane, has been properly drawn by the local planning authority or not, is a matter for consideration by him in the wider context of the review proposals of the development plan recently submitted to him. In the meantime he considers that the appeal proposal must be regarded as within the Metropolitan Green Belt and considered on its merits, having regard to accepted green belt policy. The proposal does not involve the infilling of a small gap between existing buildings; apart from Meadow Cottage, immediately to the south of the site, this western section of Love Lane with the farm, the appeal site and the extensive school grounds to the north has an open semi-rural character, which would be broken by the intrusion of four new dwellings on the site. In these circumstances he does not consider that there is any justification for allowing them to be erected exceptionally, contrary to the planning authority's green belt policy. The Minister therefore accepts his Inspectors recommendation and dismisses your appeal.

I am, Sir, Your obedient Servant,

E. M. BARGER

P. D. Lock Esq., J.P., F.R.I.C.S., F.A.I., Lessrs. Stimpson, Lock and Vince Chartered Surveyors

Opp. Town Hall

WATFORD

Herts.

(MISS E. M. BARBER)

Authorised by the Minister to sign in that behalf.

/>

H.C.C. Code No	W/1230/62
L.A. Ref. No	5001

ADMINISTRATIVE COUNTY OF HERTF	ORD.	
The Council of the Bearmanner.		
GERBANIC DUSTINGER 2000R		
RURAL DISTRICT OFHemel Hempstead.		
TOWN & COUNTRY PLANNING AC  To Messrs.Stimpson, Lock & Vince, Faircross House, High Street, Watford.	CT, 1947	
Use of land for residential development	1	
	Brief description	
at Love Lane, Kings Langley.		
(Part Parcel 370 on OS.HERTS.XXXV111.4)	development.	
Council on behalf of the Local Planning Authority hereby refuse the proposed by you in your application dated 19/6/62 and received with sufficient particulars on 21/6/62 and shewn on the plan(s) accompanying such application.	development	
The reasons for the Council's decision to refuse permission for the are:—  The site is within the Metropolitan Green Belt where it of the Local Planning Authority not to allow development unrequired for agricultural or allied purposes. No such need proved.	t is the policy	
Datedday ofday ofOctober	19 <b>§62</b>	

26/20

## 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.