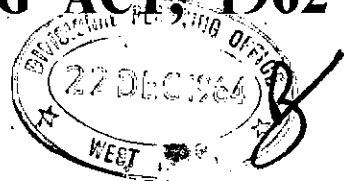


ADMINISTRATIVE COUNTY OF HERTFORD

~~XXXXXXXXXXXXXXXXXXXX~~
The Council of the BOROUGH OF
~~XXXXXXXXXXXXXXXXXXXX~~
URBAN DISTRICT OF
~~XXXXXXXXXXXXXXXXXXXX~~
RURAL DISTRICT OF

TOWN & COUNTRY PLANNING ACT, 1962

To R. How, Esq.,
33, Newell Road,
Hemel Hempstead.



Replacement of existing timber and asbestos dwelling by
erection of new bungalow.
at St. Margarets,
Great Gaddesden.

Brief
description
and location
of proposed
development.

In pursuance of their ~~XXXXXX~~ powers under the above-mentioned Act and the
Orders and Regulations for the time being in force thereunder, the Council on behalf
~~XXXXXXXXXXXXXXXXXXXX~~
XX of the Local Planning Authority hereby refuse the development proposed by you in
your application dated 15th June 1964
and received with sufficient particulars on 23rd June 1964
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 un-
less it is required for agricultural or allied purposes. No such need has
been proved.

Dated 16th day of December 1964

Clerk, ~~XXXXXX~~ Mayor of the Council.

NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this refusal it will be given on request and a meeting arranged if necessary.

(2) 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 23 of the Town and Country Planning Act, 1962. 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 provision of Section 17(1), 18(1) and 38 of the Act and of the Development Order and to any directions given under the Order.

(3) 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 District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(4) 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 123 and Part VI of the Town and Country Planning Act, 1962.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: *Locaplan, Parl, London*

Telephone: TRAFALGAR 8020 , ext. 130

Please address any reply to
THE SECRETARY
and quote: APP/1919/A/93077
Your reference: HPI/V

21 SEP 1965

Gentlemen,

Town and Country Planning Act 1962 - Section 23
Appeal by Mr. H. How

1. I am directed by the Minister of Housing and Local Government to refer to your client's appeal against the refusal of Hertfordshire County Council to permit the erection of a bungalow in replacement of the existing timber and asbestos dwelling at St. Margarets, Great Gaddesden. Consideration has been given to the written representations made in support of the appeal and those of the council. An officer of the Department has visited the site.
2. St. Margarets is a group of development extending for about 700 yards along an unclassified road about one third of a mile outside the village of Great Gaddesden. It is within an area of great landscape value proposed for inclusion in the metropolitan green belt. The appeal site, which has a frontage of 115 feet and a depth of about 150 feet, is on the northern side of the road adjoining a brick dwelling, 'The Bungalow'. On it is a small timber framed, asbestos cement sheeted structure fitted out as a single room dwelling. Buildings on the opposite side of the road include a hatted school and a number of dwelling-houses.
3. It is stated, on behalf of your client, that the proposal is for a replacement of an existing dwellinghouse. However, the structure upon the appeal site could hardly be more rudimentary and the argument, if factually correct, is not thought to be very substantial. Considered solely on its merits as an application to extend an existing group of development in open country of high landscape value there would appear to be no reason which would warrant the grant of permission for the proposal. Due weight has been given to your client's reasons for wishing to build on this site, but the objections to the proposal on planning grounds are felt to be so strong as to fully justify the planning authority's refusal of permission.
4. Accordingly, the Minister hereby dismisses your client's appeal.

I am, Gentlemen,
Your obedient Servant,

(Signed) D. G. POMEROY

(D. G. POMEROY)
Authorised by the Minister
to sign in that behalf.

Messrs. Stimpson, Lock and Vince
Opposite Town Hall
WATFORD

W/1462-64.