

H.C.C. Code No.	W/1464/61.
L.A. Ref. No.	BR/65/61.

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To The Ashridge Golf Club,
 per Messrs. Fuller Hall and Foulsham,
 Old Marlowes House,
 51, Marlowes, Hemel Hempstead, Herts.

Use of land adjoining Old Park Lodge, Ashridge Park, Berkhamsted, as site for erection of two at Greenkeepers' cottages.
--

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.....11th. July, 1961,..... and received with sufficient particulars on.....14th. July, 1961,..... 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 included within an Area of Great Landscape Value in the County Development Plan, and is also within an area proposed as an extension to the Metropolitan Green Belt, in accordance with Circular 42/55. To preserve the rural character of the area it is the Local Planning Authority's policy to restrict new building development to that essentially required either for agricultural purposes or for local community needs. There is no evidence to suggest that the development proposed will comply with this policy and it therefore represents undesirable new building development in the Green Belt.

Dated.....22nd.....day of.....November,.....1951 1961.



Clerk/Surveyor 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.

Ref:1919/A/54343.
W/1464-61.

17th September, 19 2.

Gentlemen,

Town and Country Planning Act, 1947 - Section 16.
Land at Ashridge Park, Little Gaddesden,
Appeal by Ashridge Golf Club Ltd.

I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr.A.G. Harcourt, M.T.P.I., A.R.I.C.S., on the local inquiry into your clients' appeal against the decision of the Berkhamsted Rural District Council acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of two greenkeepers' cottages on land adjacent to Old Park Lodge, Ashridge Park, Little Gaddesden.

The Inspector, a copy of whose report is enclosed, observed that the golf course itself was a place for sport and therefore constituted a use acceptable within the green belt. The greenkeepers satisfied the criterion that their employment was in the immediate vicinity and since their attendance at work was required at early and late hours during the summer they had some justification for being housed within a reasonable distance. He thought that the two dwellings could be inconspicuously sited to form a group with Old Park Lodge and outbuildings and having regard to the particular occupants for whom these two houses were required he recommended that the appeal be allowed, subject to conditions.

The Minister agrees with the findings of his Inspector and accepts his recommendation; accordingly he allows your clients' appeal and hereby grants permission for the erection of two dwellings subject to the condition that the siting, design and external appearance of the buildings shall be as may be determined by the Minister.

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 12 of the Town and Country Planning Act, 1947.

The Minister has noted the submission that an order for costs should be made in favour of your clients but he does not consider that this is a case in which he would be justified in awarding costs.

I am, Gentlemen,
Your obedient Servant,

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

Messrs. Crossman, Block and Keith,
Solicitors,
16 Theobald's Road,
W.C.1.

