

H.C.C.  
Code No W/1623/61.  
L.A.  
Ref. No. BR/78/61.

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To New Ideal Homesteads Ltd.,  
61, South Street, Epsom, Surrey.

.....  
.....Site for residential development,.....  
at.....O.S. Nos: 148 and 186, off Bell Lane,  
.....Northchurch, Berkhamsted, Herts. ....

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.....8th. August, 1961,..... and received with sufficient particulars on.....11th. August, 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 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.....16th.....day of.....November,.....195  
XXXX 1961.

*J. Henderson* Clerk/Surveyor of the Council.  
XXXXXX

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.

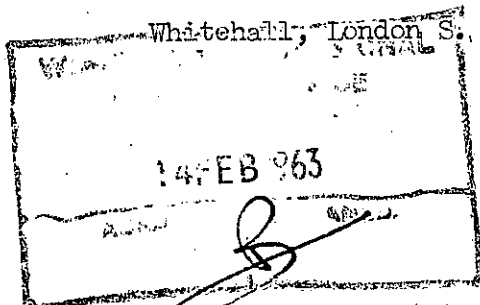
(3) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances 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.

MINISTRY OF HOUSING AND LOCAL GOVERNMENT

Whitehall, London S. E. 1.

839/A/58365  
W/1623-61

20th November 1962.



Sir,

Town and Country Planning Act, 1947: Section 16  
Land at O.S. 148 and 186, Bell Lane, Northchurch.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. F.C. Sabin, B.Sc., M.I.C.E., M.T.P.I., on the local inquiry into the appeal by New Ideal Homesteads Limited, against the decision of the Berkhamsted Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the residential development of O.S. 148 and 186, Bell Lane, Northchurch.
2. The Inspector, a copy of whose report is enclosed, recommended that the appeal be dismissed because there was no case for extending the development area of the town on to proposed green belt land.
3. The Minister notes that the appeal site is just beyond the boundary of the residential area shown on the approved town map and within the proposed extension of the metropolitan green belt. On the evidence given there does not seem to be any pressing need to increase the allocation of land for housing in the town map area. In the circumstances he does not think he would be justified in approving the present proposal to extend the development area into open country. Accordingly he accepts his Inspector's recommendation and dismisses the appeal.

I am, Sir,  
Your obedient Servant,

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

The Solicitor,  
Legal Department,  
Messrs. New Ideal Homesteads Limited,  
61, South Street,  
EPSOM,  
Surrey.

Handwritten signature or initials.