

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the Borough of ... Urban District of ... Rural District of Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Mrs. M.D. Tisdall, Petersfield, Chipperfield Road, Kings Langley.

Use of land for residential development at Chipperfield Road, Kings Langley, Herts. (Pt. Parcel 315C on OS. HERTS. XXXV111.4)

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 28/7/61 and received with sufficient particulars on 3/8/61 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 of the proposed development lies in the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to prevent further development, in the interests of the maintenance of the Metropolitan Green Belt and the preservation of its amenities.

Dated 3rd day of October 1961

Clerk/Superior of the Council. [Signature]

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 & LOCAL GOVERNMENT
Whitehall, London, S.W.1.

Telephone: VICTORIA 8540 ext. 347

APP/2142/A/47263 and
53220
W/354-61 and
W/1629-61.

27th June, 1962.

Gentlemen,

Town and Country Planning Acts, 1947 - 1959.
Appeals by Mrs. M. D. Tisdall.

1. I am directed by the Minister of Housing and Local Government to refer to your client's appeals against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to permit the residential development of land forming part of "Radnage" and "Petersfield", Chipperfield Road, King's Langley. He has considered the representations made in support of the appeals and the council's observations. One of his officers has visited the site.
2. The appeal sites stand on opposite sides of Chipperfield Road. On either side of "Petersfield" development is scattered and to the west extends into open countryside. The Minister notes that consent has already been granted for the division of "Petersfield" into two units of accommodation. He does not consider that further sub-division of the curtilage could be justified on this more open side of the road and accordingly he dismisses your client's appeal in respect of land forming part of "Petersfield".
3. He regards the circumstances on the north side of the road as different. This area is almost entirely built-up and the in-filling of a gap between existing dwellings as is proposed in the case of "Radnage" would not, in the Minister's view, detract from the value of the green belt. The area of the appeal site is sufficient to provide for two dwellings to match existing development and he accordingly allows your client's appeal and gives permission for the erection of two dwellings on land adjoining "Radnage", Chipperfield Road, King's Langley, subject to the condition that the siting, design and external appearance of the dwellings and the means of access thereto shall be as may be agreed with the local planning authority or, in default of agreement, as may be determined by the Minister.
4. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 12 of the Town and Country Planning Act, 1947.

I am, Gentlemen,
Your obedient Servant,

F. G. Rickard (sgd)

Authorised by the Minister to sign
in that behalf.

Messrs. Stimpson, Lock and Vince,
Faircross House,
High Street,
Watford,
Herts.

