

**ADMINISTRATIVE COUNTY OF HERTFORD.**

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

**TOWN & COUNTRY PLANNING ACT, 1947**

To Mrs.R.K.F.Latta,  
per Messrs.Maddley and Sparrow,  
32,High Street,  
WATFORD.

Two building plots on land forming part of  
grounds of "Larchmore" Shootersway Lane,  
at.....

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 Council 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 21.8.61. and received with sufficient particulars on 22.8.61. and shewn on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

The development of the site by two dwellings would be excessive having regard to the frontage available and the character of the development generally in Shootersway Lane, and to that extent would be detrimental to the character and amenities of the residential area of which it forms part.

Dated 20th day of October, 195 61.

*[Signature]*  
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.

**If you wish to have a further explanation of the reason for this decision, it will be given on request and a meeting arranged if necessary.**



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: *Locoplan, Parl, London*

Telephone: VICTORIA 8540 , ext.

15 NOV 1962

Please address any reply to

THE SECRETARY

and quote:

APP/839/A/55743

Your reference:

JLS/DE

Gentlemen,

Town and Country Planning Act, 1947: Section 16  
Appeal by Mrs. E. K. F. Latta.

1. I am directed by the Minister of Housing and Local Government to say that he has considered your client's appeal against the refusal of the Berkhamsted Urban District Council, acting on behalf of Hertfordshire County Council, to permit the residential development of two building plots on land forming part of the grounds of "Larchmore", Shootersway Lane, Berkhamsted. He has considered the representations made in support of the appeal and the council's observations thereon. One of his officers has visited the site.
2. The Minister notes that in contrast to the area to the north which has been developed with urban type housing, Shooterway Lane has a semi-rural appearance with houses spaciouly sited in a setting of trees, grass verges, and large gardens. The only development which seems out-of-place is the bungalow opposite Larchmore. While the Council have permitted further development in the Shootersway Lane area they have taken care to see that the fragmentation of curtilages has not resulted in the semi-rural character being harmed. In the Minister's opinion two houses on the site, whether built side-by-side with frontages much less than average in this area, or in an undesirable tandem form, would be out-of-keeping with the existing development in the vicinity and would detract from the amenities of the area. He agrees with the council that the site is suitable for one house only.
3. The Minister has therefore decided to dismiss your client's appeal but without prejudice to the submission of a fresh application for one house only on the site.

I am, Gentlemen,  
Your obedient Servant,

(MISS E. M. BARBER)

Authorised by the Minister  
to sign in that behalf

Messrs. Mandley and Sparrow,  
38, Chequer Street,  
ST. ALBANS,  
Herts.