

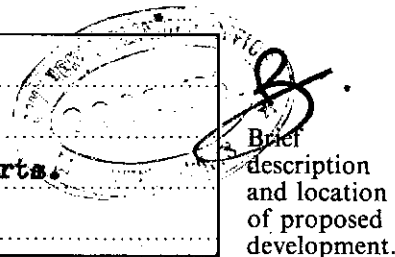
ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough of~~
URBAN DISTRICT OF
RURAL DISTRICT OF Hemel Hempstead.

TOWN & COUNTRY PLANNING ACT, 1962

To Mr.D.C.Lee,
15 Rochester Way,
Croxley Green,
Rickmansworth.

Use of land for residential development
at off High Street, Flamstead, Nr.St.Albans, Herts.
(Part Parcels 188 & 189 on OS.HERTS.XXV11.5)



Brief description and location of proposed development.

In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby refuse the development proposed by you in your application dated 7/7/64 and received with sufficient particulars on 8/7/64 and shewn on the plan(s) accompanying such application.

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

- 1. The amount of land already committed for development in the village of Flamstead is more than sufficient for the natural growth of the village, and this application is therefore premature.
- 2. The proposed development and that for which application could follow in respect of adjoining land, together with the development already approved at College farm is of such a magnitude in relation to the village of Flamstead as to alter the character of the village and considerably affect the amenities of the area.

Dated 6th day of October 1964

Clerk of the Council.

SEE NOTES OVERLEAF

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.

4/17/64 GA



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locaplan, Parl, London

Telephone: VICTORIA 8540, ext. 513

Please address any reply to

THE SECRETARY

and quote: APP/2142/A/89777

Your reference: PRF/WN. 3846

~~W/571-64~~

DIVISIONAL PLANNING OFFICE
13 AUG 1965
WEST HERTS
RSD

H.C.C.
30 JUL 1965

Sir,

Town and Country Planning Act 1962 - Section 23
Appeal by Mr. D. C. Lee

I am directed by the Minister of Housing and Local Government to refer to the report of his Inspector, Mr. A. B. Salmon, M.I.C.E., M.I.Mun.E., M.I.W.E., M.T.P.I., on the local inquiry into your client's appeal against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to permit residential development of land off High Street, Flamstead. The application which was expressed to be in outline, was accompanied by a plan showing a tentative division into thirteen plots. This number was later reduced to twelve following amendments made at the request of the divisional planning officer. A decision in principle is now sought by your client.

The Inspector, a copy of whose report is enclosed, was of the opinion that the site was well situated to provide for a desirable degree of consolidation at the heart of Flamstead and that approval to the principle of residential development on the site need not result in a significant increase in the number of houses likely to be built in the village. He considered that there was no material obstacle to the formulation of practicable detailed proposals within reasonable conformity with existing surroundings. The Inspector recommended that the appeal should be allowed conditionally.

The Minister agrees with the Inspector's conclusions and accepts his recommendation; accordingly he allows your client's appeal and hereby grants permission for residential development on the appeal site subject to the condition that the number, siting, design and external appearance of the dwellings and the means of access shall be as may be agreed with the local planning authority, or in default of agreement, as shall be determined by the Minister.

This letter does not constitute any approval or consent required under any enactment, bye-law, order or regulation other than section 13 of the Town and Country Planning Act 1962.

I am, Sir,
Your obedient Servant,

R. H. Faulkner, Esq.,
F.R.I.C.S., F.A.I.
43 Market Street
WATFORD
Hertfordshire.

H. C. HOLLINGTON
(H. C. HOLLINGTON)
Authorised by the Minister
to sign in that behalf.