

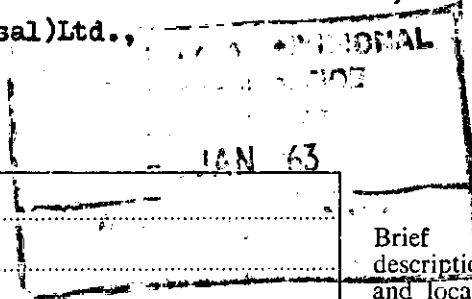
H.C.C.
Code No. W/1828/62
L.A.
Ref. No. 5048

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. Trusteel Corporation (Universal) Ltd.,
Lime Lodge,
Heath Road,
Pinner Road,
Watford.



Change of use (Offices)
at Newhouse Farm, Bovington.
(Parcels 564 & 565 on OS. HERTS. XXX111.14)

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 12/9/62 and received with sufficient particulars on 14/9/62 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 falls within a proposed extension of the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to restrict further development to that required for the essential needs of the local community or for the housing of agricultural workers in order to prevent unnecessary expansion of villages within the Green Belt. In the opinion of the Local Planning Authority the proposed development, which would be employment producing, would not conform to their policy and would represent an unjustifiable extension of the village of Bovington.

Dated 4th day of December 1962

[Signature]
Clerk/~~Secretary~~ 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.

10/1828-62

CB



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540, ext.

Please address any reply to

THE SECRETARY

and quote:

APP/2142/A/67270

Your reference: BAS/VMH

W/1828/62

30 SEP 1963



Sir,

Town and Country Planning Act 1947 - Section 16
(now Town and Country Planning Act 1962 - Section 23)
Appeal by Trusteel Corporation (Universal) Limited

1. I am directed by the Minister of Housing and Local Government to say that he has considered your company's appeal against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to permit the development of land and buildings at Newhouse Farm, Bourne End Lane, Bovington for office purposes. 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 appreciates that if the company's office were to move to Bovington the staff would not necessarily want to move their homes there too. But the establishment of an office on the appeal site, which forms part of an area proposed to be included within the metropolitan green belt, would nevertheless be contrary to green belt policy and would be an undesirable extension of development on the fringe of the village. He is satisfied that the circumstances are not sufficiently exceptional to warrant permission being given. The Minister accordingly dismisses the appeal.

I am, Sir,
Your obedient Servant,



(MISS E. M. BARBER)

Authorised by the Minister
to sign in that behalf

The Secretary
Trusteel Corporation (Universal) Limited
Heath Road
Pinner Road
WATFORD
Herts.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

The premises and the land attached thereto are situate in the Metropolitan Green Belt in which it is the policy of the Local Planning Authority to prevent further development unless required for agricultural or allied purposes, and the use of the building for offices is permitted only because the previous residential and educational uses are no longer required.

Dated.....18th.....day of.....December.....19 62

W. W. W. W.
Clerk ~~Secretary~~ of the Council.

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