

ADMINISTRATIVE COUNTY OF HERTFORD.

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

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. R.W. Justice, Dunvorist, Scatterdell Lane, Chipperfield.

Form with fields: Erection of house and garage, at Scatterdell Lane, Chipperfield. (Part of Parcel 242 on OS. HERTS. XXIV 111.3.) Includes a stamp: WEST HERTS. LOCAL PLANNING AUTHORITY 24 OCT 1961 and a box for 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 28/9/61 and received with sufficient particulars on 2/10/61 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 falls within 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 and to maintain the amenities and character of the area generally. In the opinion of the Local Planning Authority the proposed development would not conform to their policy and would represent an extension of development in the countryside which has not been justified by any need arising from the local community or for the housing of agricultural workers.

Dated 17th day of October 1961

Clerk/Surveyor 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.

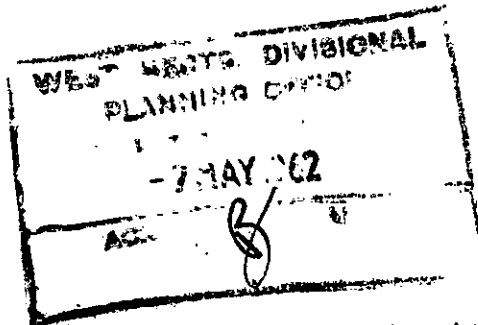
(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot 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 AND LOCAL GOVERNMENT  
WHITEHALL, LONDON S.W.1.

APP/2142/A/52803  
W/1922-61

28th March, 1962



Sir,

Town and Country Planning Act 1947: Section 16  
Land adjoining "Dunvorist", Scatterdell Lane, Chipperfield

1. I am directed by the Minister of Housing and Local Government to say that he has considered your appeal against the refusal of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council to permit the erection of a house and garage on land adjoining "Dunvorist", Scatterdell Lane, Chipperfield. 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 the proposed house is required for your own occupation as you and your family are having to vacate the bungalow, Dunvorist, which adjoins the appeal site on the south west. Scatterdell Lane is on the edge of the village of Chipperfield and a large part of the frontage on both sides is already built up. The appeal site has a frontage to the road of about 65 feet and forms part of the garden of Dunvorist. A further dwelling adjoins the site to the north east. In the Minister's opinion the infilling of this small gap between existing buildings would not detract from the value of the green belt in this area and although the proposal involves the subdivision of a curtilage, both the appeal site and the land remaining with Dunvorist are comparable in size and shape with other plots in the neighbourhood. He has therefore decided to allow your appeal and hereby grants permission for the erection of a house and garage on the appeal site in accordance with the plans submitted with the application dated 28th September, 1961.

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, Sir,  
Your obedient Servant,

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

R. W. Justic, Esq.,  
"Dunvorist",  
Scatterdell Lane,  
Chipperfield,  
KINGS LANGLEY,  
Hertfordshire.