

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. E.I. Sanderson,**
Bovingdon Ash,
Chipperfield Road,
Bovingdon.

Use of land for residential development	7 FEB 1963
at Chipperfield Road, Bovingdon.	ACRD
(Part of Parcels 346 & 343 on OS.HERTS.XXXV111.2)	

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..... 5 /10/62..... and received with sufficient particulars on..... 11/10/62..... 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 forms part of the curtilage of an existing dwelling house which is outside the core of the village of Bovingdon and is within a proposed extension of the Metropolitan Green Belt where it is the policy of the Local Planning Authority not to allow development unless it is required for agricultural or allied purposes. No such need has been proved.

Dated..... 4th..... day of..... December..... 1962

Clerk, ~~Surveyor~~ *[Signature]* 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.

CB



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: *Locoplan, Parl, London*

Telephone: VICTORIA 8540, ext.

28 OCT 1962

Please address any reply to

THE SECRETARY

and quote: APP/2142/A/67251

Your reference:

W/2026-62

Sir,

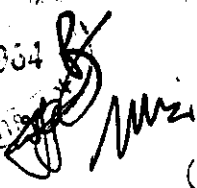
Town and Country Planning Act 1947 - Section 16
(now Town and Country Planning Act 1962 - Section 23)
Appeal by Mrs. E. J. Sanderson

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 Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to permit the erection of one private dwellinghouse on land adjoining Bovington Ash, Chipperfield Road, Bovington. 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 appeal site at present forms part of the grounds of Bovington Ash, a dwellinghouse at the end of an almost continuous ribbon of development along the north side of Chipperfield Road (Class III) south-east of the village of Bovington. In his opinion the proposal represents the infilling of a small gap between existing buildings, in keeping with the neighbouring development to the north-west; as such it would not affect the value of this area as part of the proposed extension to the metropolitan green belt. He cannot accept that it would create an undesirable precedent since only one more plot on the north side of this part of Chipperfield Road remains uncommitted to development, and any proposal to build on the south side of the road would need to be considered on its own particular merits taking into account the more open character of the existing development there.
3. The Minister has decided therefore to allow your client's appeal and he hereby gives permission for the erection of one private dwellinghouse on the appeal site subject to the condition that the siting, design and external appearance of the building 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 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,

RECEIVED
- 3 FEB 1964
WEST HERTS



K. R. Smith Esq., A.R.I.B.A.
4 Raymond Buildings
Gray's Inn
LONDON, W.C.1

(MISS E. M. BARBER)

Authorised by the Minister
to sign in that behalf