


**ADMINISTRATIVE COUNTY OF HERTFORD**

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

**TOWN & COUNTRY PLANNING ACT, 1962**

To Mr. S.C. Purdue, 23 Trooper Road, Aldbury, Nr. Tring. per A.J. Harry, Esq., 5/6 Stephyns Chambers, Bank Court, Marlowes, Hemel Hempstead.

Erection of bungalow and garage on land adjacent to 25 Trooper Road, Aldbury, Nr. Tring, Herts.  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 20th August, 1964. and received with sufficient particulars on 3rd September, 1964. and shewn on the plan(s) accompanying such application.

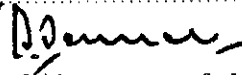
The reasons for the Council's decision to refuse permission for the development are:—

Under the County Development Plan, further development is allowed in the Metropolitan Green Belt or in the proposed extension of the Green Belt (which forms part of the Review Development Plan) only if required for agricultural or other essential local purposes.

The application contains no information that the proposed dwelling is required for a purpose consistent with the provisions of the Local Planning Authority's Green Belt Policy.

The village of Aldbury is not differentiated in any way from the Green Belt in the County Development Plan and the erection of the proposed dwelling would, therefore, be contrary to the said Green Belt Policy and would constitute additional development in a proposed Green Belt which is not justified for any essential local purposes.

Dated 20th day of January 1965.

  
Clerk/Surveyor of the Council.

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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locaplan, Parl, London

Telephone: TRAFALGAR 8020 , ext. 130

Please address any reply to

THE SECRETARY

and quote: APP/1919/A/93727

Your reference: AJH/AJP

= 8 NOV 1965

W/2090-64

Sir,

Town and Country Planning Act 1962 Section 23  
Appeal by Mr. S. C. Purdue

1. I am directed by the Minister of Housing and Local Government to refer to the report of his Inspector, Mr. J. K. Watson, C.B.E., M.I.C.E., A.M.I.Mun.E., A.M.T.P.I. on the local inquiry into your client's appeal against the refusal of the Berkhamsted Rural District Council, acting on behalf of the Hertfordshire County Council, to permit the erection of a bungalow and garage on land adjacent to 25, Trooper Road, Aldbury, Tring.

2. The Inspector, a copy of whose report is enclosed, found that the site was included in the proposed extension of the metropolitan green belt and was incorporated as such in the first review of the county development plan now before the Minister. He was of the opinion that any residential development on the appeal site would represent undesirable backland development unrelated to any planned road frontage, and would thus not represent acceptable infilling. He felt that on highway grounds it would be wrong to increase traffic hazards from the access track on to the main village street owing to the unsatisfactory visibility at the junction. In view of the above the Inspector considered there were no grounds for permitting the proposed development within the proposed extension of the metropolitan green belt. He recommended that the appeal be dismissed.

3. The Minister agrees with the Inspector's conclusions and accepts his recommendation; accordingly he hereby dismisses your client's appeal.

I am, Sir,  
Your obedient Servant,

H. C. HOLLINGTON

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

A. J. Harry, Esq., M.A.  
Solicitor  
5, Stephyns Chambers  
Bank Court  
HEMEL HEMPSTEAD  
Hertfordshire.

Noted RM

*[Handwritten signature]*