

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. H.A. Neale, The Well House, Commonwood, Chipperfield.

JAN 263

Use of land for residential development at Chipperfield Road, Kings Langley. (Part Parcels 312b, 312c and 314 on OS. HERTS. XXXV111, 4)

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 18/10/62 and received with sufficient particulars on 20/10/62 and shewn on the plan(s) accompanying such application.

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

- 1. The site is within 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.
2. The site is situate on the south side of Chipperfield Road, Kings Langley where, in the opinion of the Local Planning Authority, further development would be detrimental to the character of the existing development on the south side of the road and seriously prejudicial to the maintenance of this area as part of the Metropolitan Green Belt.

Dated 18th day of December 1962

Handwritten signature and title: Clerk/Surveyor 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.

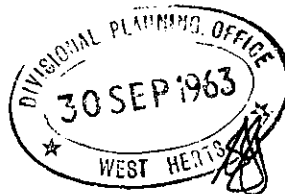
(3) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances 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.

COPY

MINISTRY OF HOUSING AND LOCAL GOVERNMENT

Whitehall, London S.W.1.

APP/2142/A/67475
W/2117-62 PDL/MAB/B



26th July 1963.

Gentlemen,

Town and Country Planning Act 1947 - Section 16
(now Town and Country Planning Act 1962 - Section 23)
Land adjoining "Arbor" Chipperfield Road, King's Langley
Appeal by Mr. H.A. Neale

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. H.A. Mealand, F.R.I.B.A., R.I.B.A., Dis.T.P., M.T.P.I., on the local inquiry into your client's appeal against the decision of the Heml Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse outline permission for the erection of a detached dwelling on land adjoining "Arbor", Chipperfield Road, King's Langley.
2. The Inspector, a copy of whose report is enclosed, recommended that the appeal be dismissed for the following reasons:-
 - a) In his opinion the preservation of a Green Belt between King's Langley and Chipperfield was of great importance.
 - b) The northern side of Chipperfield Road was now almost completely developed and the southern side was still fairly open.
 - c) This position should be maintained.
3. The Minister agrees with the findings of his Inspector and accepts his recommendation; accordingly he dismisses your client's appeal.

I am, Gentlemen,
Your obedient Servant

(MISS E.M. BARBER)

Authorised by the Minister
to sign in that behalf.

Messrs. Stimpson Lock & Vince
Chartered Surveyors
opp. Town Hall
Watford
Herts.