

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the BOROUGH OF ...
URBAN DISTRICT OF ...
RURAL DISTRICT OF Hemal Hempstead.

TOWN & COUNTRY PLANNING ACT, 1947

To Mr. E.C. Knight, Cluden, Rucklers Lane, Kings Langley.

Use of land for erection of two bungalows
at Plot 38, Ladymeadow, Rucklers Lane, Kings Langley.
(Part of Parcel 426 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 4/11/61 and received with sufficient particulars on 8/11/61 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 of the proposed development falls within an area defined by the Local Planning Authority as a Local Green Belt in accordance with the provisions of Circular 42/55 in which it is the policy of the Local Planning Authority to prevent extensions of the existing development in the interests of the maintenance of the Green Belt and the preservations of its amenities.
2) The erection of a further dwelling on the original curtilage approved for one would constitute excessive site development having regard to the open character of existing development in the immediate vicinity which is likely to remain in its present form for a long period.

Dated 2nd day of January 1962

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, E.W.1.

2142/A/56582
W/2175-61

5th October, 1962.

Sir,

Town and Country Planning Act, 1947 - Section 16
Land at plot 38, Ladymeadow, Rucklers Lane, Kings Langley.

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. S. Robertson, B.Sc., A.R.I.C.S., F.A.I., on the local inquiry into your appeal against the decision of the Hemel Hempstead Rural District Council, acting on behalf of the Hertfordshire County Council, to refuse permission for the erection of two bungalows on plot 38, Ladymeadow, Rucklers Lane, Kings Langley.

2. The Inspector, copy of whose report is enclosed, noted that it was not disputed that the appeal site might be built upon for residential purposes although it was within a proposed extension of the metropolitan green belt. The point at issue was whether there should be one bungalow or two. In his view the division of the site into two plots, each with a bungalow suitably designed and sited as indicated on the plan which accompanied the application, would be quite in keeping with the neighbouring property and not be harmful. On the matter of precedent he said that each case would be decided on its merits. He recommended that the appeal be allowed.

3. The Minister agrees with the findings of his Inspector and accepts his recommendation; he sees no reason why the development should create an undesirable precedent for further development in this area. Accordingly he allows your appeal and hereby grants permission for the erection of two bungalows on the appeal site, to be sited as indicated on the plan which accompanied the application and subject to the condition that the design and external appearance of the buildings shall be as may be agreed by the local planning authority, or in default of agreement, as shall be determined by the Minister. ✓

4. This letter does not purport to convey any approval or consent which may be required under any enactment (including any byelaws, orders or regulations) other than section 12 of the Town and Country Planning Act, 1947.

I am, Sir,
Your obedient Servant.

(Sgd) Miss E. M. Barber.

Authorised by the Minister
to sign in that behalf.

E. C. Knight, Esq.,
"Cluden",
Rucklers Lane,
Kings Langley,
Herts.

