

ADMINISTRATIVE COUNTY OF HERTFORD.

The Council of the ~~Borough of~~
URBAN DISTRICT OF TRING.
~~Urban District of~~

TOWN & COUNTRY PLANNING ACT, 1947

To Messrs. P. Fountaine and Cruickshank,
85, High Street,
CHESHAM, Bucks.
Agents for Messrs. Bland & Co. (Investments) Ltd.

Proposed Conversion of existing laundry
building to living accommodation
at Ex. Tring Isolation Hospital.

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 6.12.62. and received with sufficient particulars on 25.1.63. - 7.12.62. 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 outside the area zoned for development on the Town Map.
2. The site is in an area of Great Landscape Value.
3. The proposed new access to the laundry block would be likely to affect several trees and shrubs which are a screen to the buildings, and in view of the rural setting of the site, it is desirable to preserve these trees.
4. The laundry block does not lend itself readily to conversion into a dwelling of adequate size for normal needs.
5. The proposed development would result in the creation of awkwardly-shaped plots.

Dated 2nd day of February, 1963.

[Signature]
~~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.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

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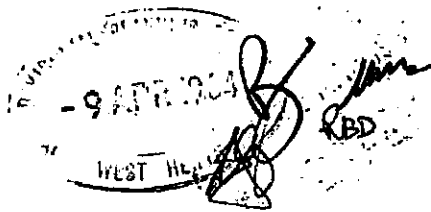
W/234/62

Please address any reply to

THE SECRETARY

and quote: APP/1743/A/73666

Your reference: PJE/SF



13 MAR 1962

Sir,

Town and Country Planning Act 1962 - Section 23
Appeal by Messrs. Bland and Company (Investments) Limited

1. I am directed by the Minister of Housing and Local Government to say that he has considered the report of his Inspector, Mr. E. W. Berridge, M.A., A.R.I.B.A., M.T.P.I. on the local inquiry into your clients' appeal against the refusal of the Tring Urban District Council, acting on behalf of Hertfordshire County Council, to permit the conversion of a laundry block at Tring Isolation Hospital, Tring into living accommodation.
2. The Inspector, a copy of whose report is enclosed, found that the ex-laundry building was in a dilapidated condition. It had a floor area of about 560 sq. ft. and was about 40 feet from one of the two ward blocks which had already been converted into bungalows. An interwoven fence separated it from this bungalow. The site was in an area of great landscape value. In the review of the development plan it was proposed to include the site and surrounding area within the metropolitan green belt. In his opinion the area was not one in which new residential development, unrelated to agricultural or other special needs, should be encouraged. Whilst an exception to this policy had been made in the case of the two ward blocks, they were larger and more substantial buildings than the laundry block and lent themselves more readily to conversion. The laundry block was comparatively small and, in his view, would not make a very satisfactory dwelling. It was misleading to compare it with standards of size recommended in the Housing Manual as there was a great difference between planning a new building to meet a specific need and converting an existing building where freedom of planning was restricted to some degree. In addition, he thought that the proposed conversion would perpetuate a rather unsatisfactory form of layout, as the proposed dwelling would be only about 40 feet from the principal windows of the adjoining bungalow. Although direct overlooking could be avoided by the maintenance of a suitable fence, this would restrict the outlook from both dwellings. He recommended that the appeal be dismissed.
3. The Minister has yet to consider formally the local planning authority's proposals to include the site and surrounding area in the metropolitan green belt in the context of the review proposals recently submitted to him. He considers, however, that generally any new development in this open area outside Tring would be undesirable and should not be allowed unless there are exceptional circumstances. While the proposed development would not result in a completely new building in this area, he agrees with his Inspectors view that the resulting dwelling would be unsatisfactory both in itself and in relation to the nearby converted bungalow. In the circumstances the Minister accepts his Inspector's recommendation; accordingly he dismisses your clients' appeal.

I am, Sir,
 Your obedient Servant,

P. J. Fountaine Esq., F.R.S.A.,
 85 High Street
 CHESHAM
 Bucks.

E. M. BARBER

(MISS E. M. BARBER)

Authorised by the Minister
 to sign in that behalf.