



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540, ext.

Please address any reply to

THE SECRETARY

and quote: APP/2142/A/80107

Your reference: PDL/JWP/JD

29 OCT 1964

Gentlemen,

Town and Country Planning Act 1962: Section 23

Appeal by Mr. N. Falkner

Application No. W/2463/63

I am directed by the Minister of Housing and Local Government to say that he has considered 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., who held a local inquiry into your client's appeal on the failure of Hemel Hempstead Rural District Council, acting on behalf of Hertfordshire County Council, to issue within the period prescribed in Article 5(9) of the Town and Country Planning General Development Order 1963 a decision on his application for permission to erect 1 detached house and 2 pairs of semi-detached houses with garages on .413 of an acre of land being part of the garden of The White House, The Common, Chipperfield.

--- 2. A copy of the Inspector's report is enclosed.

3. The Inspector considers that the Metropolitan Green Belt would not be materially affected by development on the appeal site. In his opinion it would be logical to develop the north-eastern end of Queen Street by the erection of dwellinghouses, thus completing the street development which must have been envisaged when it was laid out. Development on the site would not affect the rural character of the village as the site is well screened by mature trees and hedges. The Inspector thinks however that the erection of one house and two pairs of semi-detached houses with garages as proposed would be excessive development in a village such as Chipperfield and that it would be wrong to attempt to create building densities similar to those which exist on the south-west side of Queen Street. He recommends that permission be granted for not more than 3 dwellings with garages.

4. The Minister accepts his Inspector's view that some development of the appeal site would not affect the rural character of the village and he notes his view that the green belt would not be materially affected by development on the site. Nevertheless it appears to the Minister that it would involve the further spread of building in an area severed from the main part of the green belt village, and he is not prepared to agree to this, at any rate until the local planning authority have been able to consider any changes in green belt boundaries which may be thought necessary. The Minister therefore refuses permission for the erection of 1 detached house and 2 pairs of semi-detached houses with garages on the land in question.

COUNTY PLANNING OFFICER HERTFORD RECEIVED 5-NOV-1964	
ACKD	ANSW

I am, Gentlemen,
Your obedient Servant,

(Signed) D. G. POMEROY

(D. G. POMEROY)

✓

Authorised by the Minister
to sign in that behalf

Messrs. Stimpson Lock and Vince
10/11 Faircross House
High Street
WATFORD
Herts.

