

H.C.C.  
Code No. ... W/2796/73.....

L.A.  
Ref. No. ... 8337.....

# ADMINISTRATIVE COUNTY OF HERTFORD

The Council of the ~~Borough of~~ .....  
~~Urban District of~~ .....  
 Rural District of .. Hemel Hempstead. .....

## TOWN & COUNTRY PLANNING ACTS, 1962 to 1968

To Mr. & Mrs. A.C. Sweeting,  
 Rookwood,  
 Langley Road,  
 Chipperfield,  
 Herts.

.....  
 ... Dwelling, .....  
 at .. Bear Rookwood, Langley Road, Chipperfield. ....  
 ... Part of Parcel No. 199 on O.S. HERTS. XXXVIII.7. ....

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 .. 30th May, 1973, .....  
 and received with sufficient particulars on ..... 31st May, 1973, .....  
 and shewn on the plan(s) accompanying such application.

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

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 other essential purposes. No such need has been proved.

Dated ..... 17th ..... day of ..... July ..... 19 73..

*J. Wilson*  
 Clerk/Surveyor of the Council.

## NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision 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 appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.) The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain 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 statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).

(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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968).

(4) In certain circumstances, a claim may be made against the local planning authority 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 of the Town and Country Planning Act 1962.