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MEMORANDUM

FROM: Central Administrative
Officer

TO: Chief Planning Officer
Solicitor to the Council
Fao: Mr D Edwards
Land Charges

MY REF: PS/P 612

YOUR REF:

SUBJECT:

DATE: 11 August 1989

ARTICLE 4 DIRECTION - "HAWTHORNES", EAST OF BATFORD MILL, LOWER LUTON ROAD,
HARPENDEN

The Secretary of State approved the above Direction with modifications on 7 August 1989. I have enclosed a copy of the modified Direction plus a copy of the public notice for your information.

Personal notice has been served on persons with an interest in the land (list attached) and notice will be published in the St Albans "Observer" and posted on site on 16 August.

P. Storry

fn
C J FAGAN
Central Administrative Officer
memo
ps

PERSONS SERVED WITH A COPY OF THE CITY AND DISTRICT OF ST ALBANS (LAND KNOWN
AS "THE HAWTHORNS", EAST OF BATFORD MILL, LOWER LUTON ROAD, HARPENDEN)
ARTICLE 4 DIRECTION 1989 AS MODIFIED PLUS A PERSONAL COPY OF THE NOTICE OF
THE DIRECTION ON 10 AUGUST 1989

1. Taylor Walker, c/o Hart House, 6 London Road, St Albans;
2. Mr R Tod, 145 London Road, Luton;
3. Mr G K Garrett, c/o B Hibbert & Co, 8 North Street, Leighton Buzzard, Beds;
4. J S Moss, E K Taafe & J P Ferris, c/o Leonard Solley & Co, 43 High Street, Harpenden;
5. G & C McCormack, c/o Claytons Solicitors, P.O. Box 38, 22 Rothesay Road, Luton;
6. C P & B L Southall, 83 Edgewood Drive, Luton;
7. Mr J W S Lobban, 81 Edgewood Drive, Luton;
8. Mr & Mrs Forest, 25 Leygreen Close, Luton;
9. Mr M S Taylor, 7 Broadoak Court, Handcross Road, Luton;
10. Mr K Taylor, 28 Ditton Green, County View, Stopsley, Luton;
11. B J & S K Keating, c/o Claytons Solicitors, P.O. Box 38, 22 Rothesay Road, Luton.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING
TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988

THE CITY AND DISTRICT OF ST ALBANS (LAND KNOWN AS "THE HAWTHORNES"
EAST OF BATFORD MILL, LOWER LUTON ROAD, HARPENDEN)
ARTICLE 4 DIRECTION 1989

WHEREAS the Council of the City and District of St Albans being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 are of the opinion that development of the description set out in the Schedule hereto should not be carried out on land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden in the County of Hertford shown edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1988.

AND WHEREAS the Council are further of the opinion that development of the said description would result in a development harmful to the appearance and Green Belt function of this land and that the provisions of the said Article should apply to this Direction.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of paragraph (1) of the said Article 4 and shall remain in force until 22 August 1989 being six months from the date of this Direction and will then expire unless it has been approved by the Secretary of State for the Environment before that date, pursuant to Article 5 of the said Development Order.

SCHEDULE

Development within the curtilage of land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden being development comprised within ~~Class II~~ referred to in the second Schedule to the said Order and not being development comprising within any other Class.

Given under the Common Seal of the Council of the City and District of St Albans this 22nd day of February 1989.

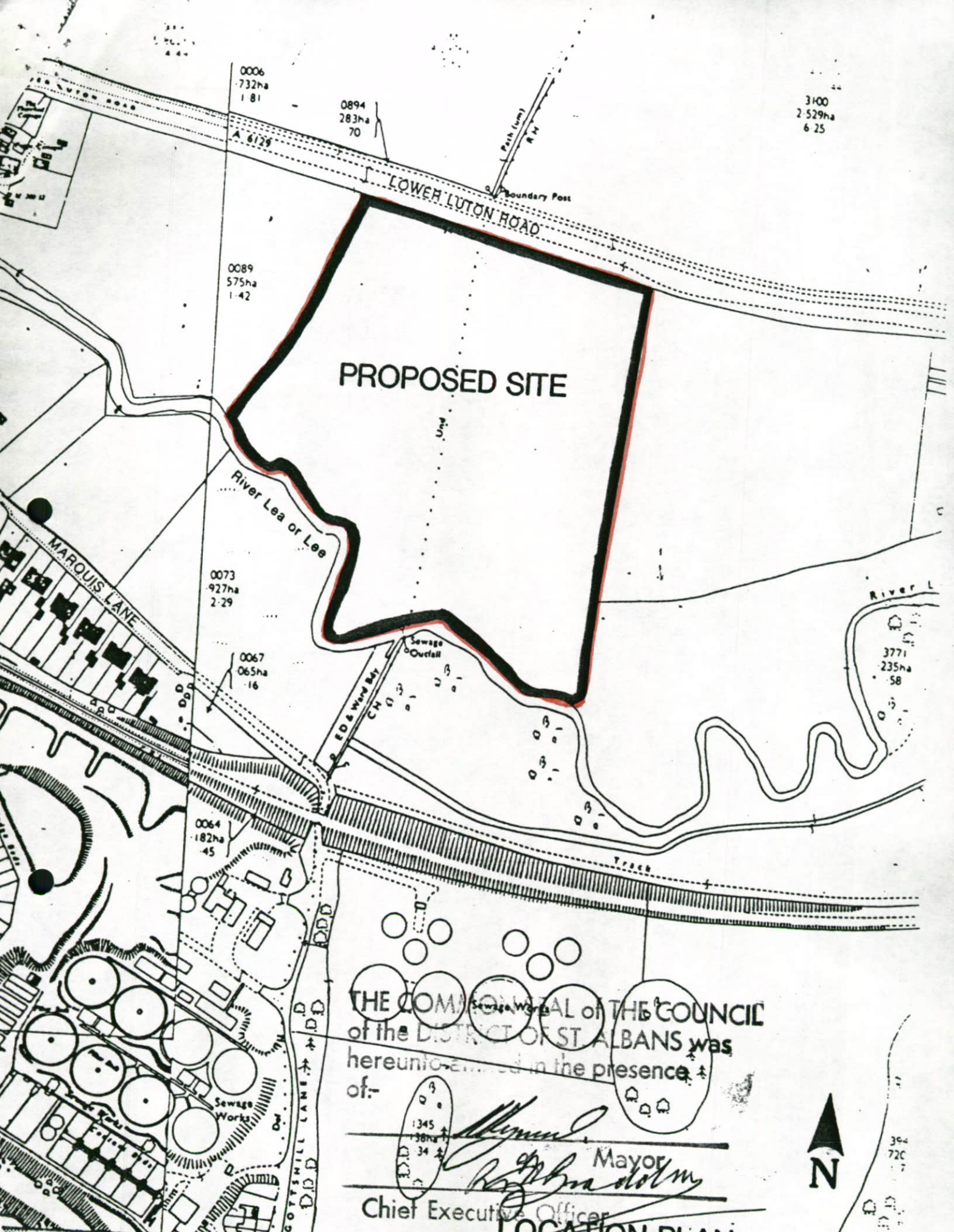
THE COMMON SEAL of the COUNCIL OF THE
CITY AND DISTRICT OF ST ALBANS was
hereunto affixed in the presence of

Mayor

Chief Executive Officer

intentionally left blank to state that the
document is not a legal document
and that it is not a legal document





THE COMMON COUNCIL of the COUNCIL
of the DISTRICT OF ST. ALBANS was
hereunto entered in the presence of:-

[Signature] Mayor
[Signature] Chief Executive Officer

LOCATION PLAN

WORKS and TECHNICAL SERVICES DEPARTMENT
41, UPPER LATTIMORE ROAD, ST. ALBANS, HERTS. AL13TZ DIRECTOR: I.S.COPE



Title: Proposed Article 4 Direction on land at Lower Luton Road, Harpenden, Herts.

The Secretary of State for the Environment
hereby approves the foregoing direction
subject to the modifications shown in red ink
thereon.

R. A. Burt

Signed by authority
of the Secretary of
State

A Regional Controller
in the Department of
the Environment.

7 August 1989

THE COUNCIL OF
THE CITY AND DISTRICT OF ST ALBANS

NOTICE OF ARTICLE 4 DIRECTION 1989
(LAND KNOWN AS "THE HAWTHORNES" EAST OF BATFORD MILL
LOWER LUTON ROAD, HARPENDEN)

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

To: Owner/Occupants of Land Known as "The Hawthornes", East of Batford
Mill, Lower Luton Road, Harpenden

NOTICE is hereby given that the land known as "The Hawthornes", East of Batford Mill, Lower Luton Road, Harpenden is affected by the City and District of St Albans (Land Known as "The Hawthornes", East of Batford Mill, Lower Luton Road, Harpenden) Article 4 Direction 1989 made on 22 February 1989 and approved with modifications by the Secretary of State for the Environment on 7 August 1989 and which shall come into force on publication of this notice.

The modifications made by the Secretary of State for the Environment are as follows:

- (i) The addition of the word "Planning" after the word "Country" and before the word "General" in the title of the Article 4 Direction.
- (ii) The substitution of the words "Part 2, Classes A and B" for the words "Class II" and the substitution of the word "comprised" for "comprising" in the Schedule attached to the Article 4 Direction.

The effect of the Direction is to restrict what would otherwise be "permitted development" under Part 2, Classes A and B of Schedule 2 of the Town and Country Planning General Development Order 1988 on the land in question in that the unrestricted erection or construction of gates, fences, walls or other means of enclosure, as would normally be permitted, together with the formation, laying out or construction of means of access to the highway would result in development harmful to the appearance and Green Belt function of this land.

A copy of the Direction as modified and of the relevant plan can be inspected at the Council Offices at the address shown below during normal office hours.

E A HACKFORD
Chief Executive Officer

District Council Offices
Civic Centre
St Peter's Street
ST ALBANS
Herts
AL1 3JE

16 August 1989

typadmin/TRAFFORDS/PShawthornes

MEMORANDUM

FROM: Central Administrative
Officer

TO: Solicitor to the Council
FAO: Mr D Edwards
Land Charges

MY REF: PS/P 612

YOUR REF:

SUBJECT:

DATE: 24 February 1989

ARTICLE 4 DIRECTION - LAND KNOWN AS "THE HAWTHORNES", EAST OF BATFORD MILL,
LOWER LUTON ROAD, HARPENDEN

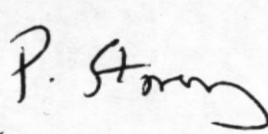
Please find attached a copy of the Article 4 Direction made on the above site on 22 February 1989 plus a copy of the site notice placed on 24 February 1989.

A copy of the Direction plus a personal notice was sent by recorded delivery to the following persons on 24 February:

1. Taylor Walker, c/o Hart House, 6 London Road, St Albans;
2. Mr R Tod, 145 London Road, Luton;
3. Mr G K Garrett, c/o B Hibbert & Co, 8 North Street, Leighton Buzzard, Beds;
4. J S Moss, E K Taafe & J P Ferris, c/o Leonard Solley & Co, 43 High Street, Harpenden;
5. G & C McCormack, c/o Claytons Solicitors, P O Box 38, 22 Rothesay Road, Luton;
6. C P & B L Southall, 83 Edgewood Drive, Luton;
7. Mr J W S Lobban, 81 Edgewood Drive, Luton;
8. Mr & Mrs Forest, 25 Leygreen Close, Luton;
9. Mr M S Taylor, 7 Broadoak Court, Handcross Road, Luton;
10. Mr K Taylor, 28 Ditton Green, County View, Stopsley, Luton;
11. B J & S K Keating, c/o Claytons Solicitors, P O Box 38, 22 Rothesday Road, Luton;

A copy of the Direction and notice has also been sent to the Chief Planning and Development Officer, the County Planning Officer and the Secretary of State for the Environment.

Should I receive any objections to the Direction I will copy them to you and to the Chief Planning & Development Officer for your comments.


C J FAGAN

Central Administrative Officer

memo

ps

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988

THE CITY AND DISTRICT OF ST ALBANS (LAND KNOWN AS "THE HAWTHORNES"
EAST OF BATFORD MILL, LOWER LUTON ROAD, HARPENDEN)
ARTICLE 4 DIRECTION 1989

WHEREAS the Council of the City and District of St Albans being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 are of the opinion that development of the description set out in the Schedule hereto should not be carried out on land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden in the County of Hertford shown edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1988.

AND WHEREAS the Council are further of the opinion that development of the said description would result in a development harmful to the appearance and Green Belt function of this land and that the provisions of the said Article should apply to this Direction.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of paragraph (1) of the said Article 4 and shall remain in force until 22 August 1989 being six months from the date of this Direction and will then expire unless it has been approved by the Secretary of State for the Environment before that date, pursuant to Article 5 of the said Development Order.

SCHEDULE

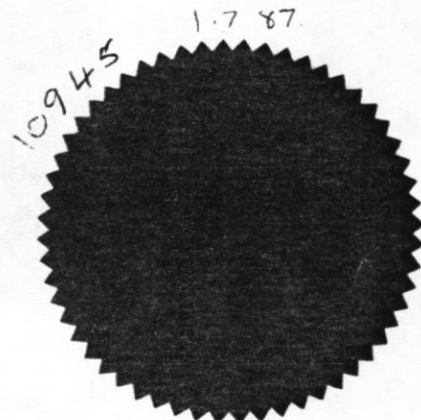
Development within the curtilage of land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden being development comprised within Class II referred to in the second Schedule to the said Order and not being development comprising within any other Class.

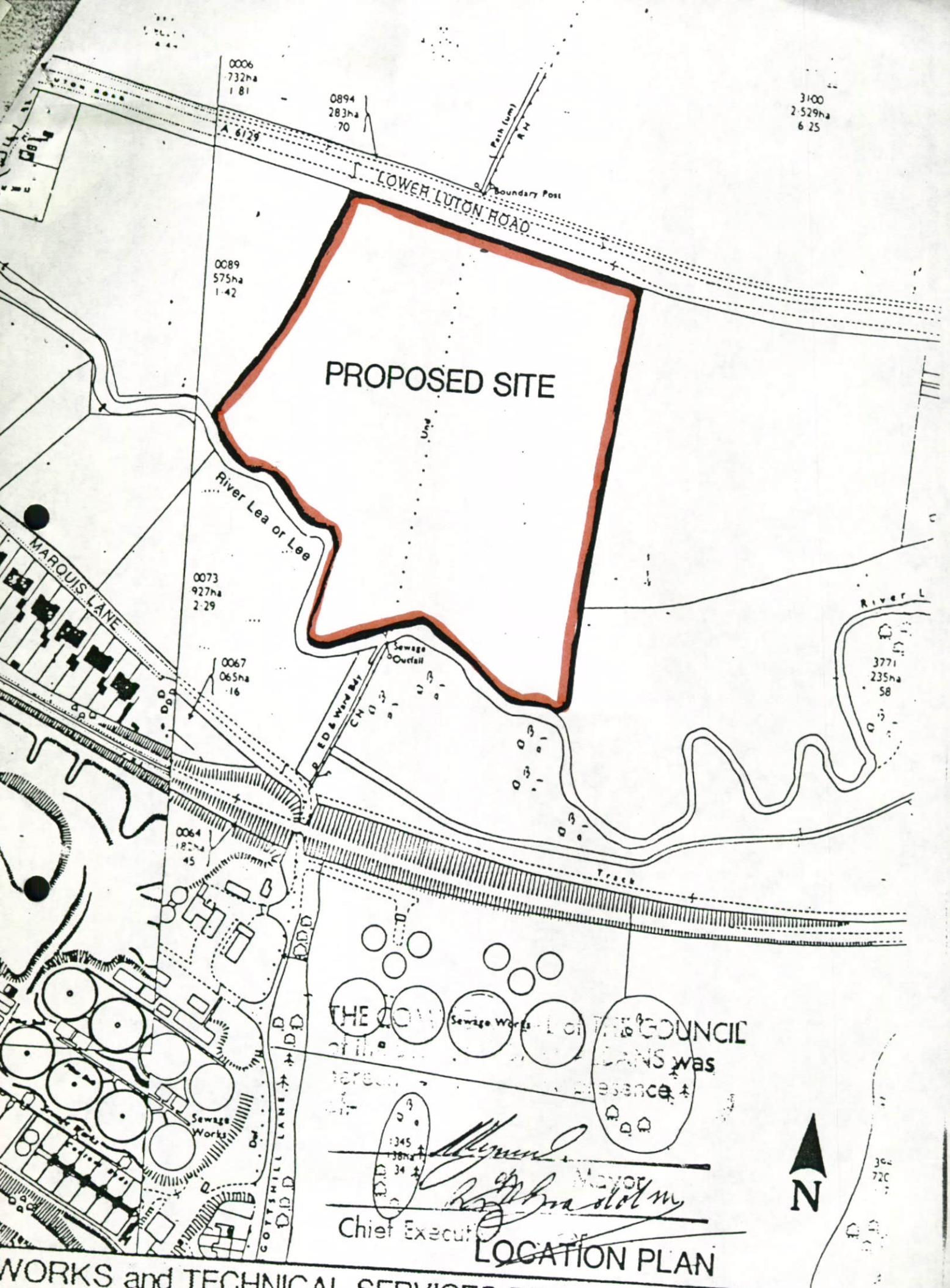
Given under the Common Seal of the Council of the City and District of St Albans this 22nd day of February 1989.

THE COMMON SEAL of the COUNCIL OF THE
CITY AND DISTRICT OF ST ALBANS was
hereunto affixed in the presence of

Mayor

Chief Executive Officer





PROPOSED SITE

LOWER LUTON ROAD

River Lea or Lee

MARQUIS LANE

THE COUNCIL
Sewage Works
THE COUNCIL
PLANS was
presence

Chief Executive

LOCATION PLAN

WORKS and TECHNICAL SERVICES DEPARTMENT
1, UPPER LATTIMORE ROAD, ST. ALBANS, HERTS. AL13TZ
Director: I.S. COPE

City and District of St. Albans

THE COUNCIL OF
THE CITY AND DISTRICT OF ST ALBANS

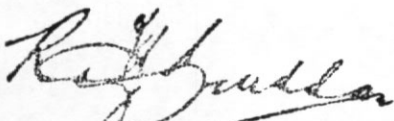
NOTICE OF ARTICLE 4 DIRECTION 1989
(LAND KNOWN AS "THE HAWTHORNES" EAST OF BATFORD MILL
LOWER LUTON ROAD, HARPENDEN)

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

TO: OWNERS/OCCUPIERS OF LAND KNOWN AS "THE HAWTHORNES", EAST OF BATFORD MILL,
LOWER LUTON ROAD, HARPENDEN

TAKE NOTICE that the land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden is affected by the City and District of St Albans (land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden) Article 4 Direction 1989 made on the 22nd day of February 1989 which shall come into effect on the date of service of this Notice.

Dated this 23rd day of February 1989.


Chief Executive Officer

EXPLANATORY NOTE

The Council, being of the opinion that development within the curtilage of the land known as "The Hawthornes" east of Batford Mill, Lower Luton Road, Harpenden should have "permitted development" rights in respect of the developments as set out in Part 2, Class A of Schedule 2 of the Town and Country Planning General Development Order 1988 be removed in that the site lies within the approved Metropolitan Green Belt, and occupies a visual prominent location. The unrestricted erection or construction of gates, fences, walls or others means of enclosure, as would normally be permitted, together with the formation, laying out or construction of means of access to the highway, would result in a development harmful to the appearance and Green Belt function of this land.

An application is now required for permission to carry out development as comprised in the said Class A on the said land. This Direction expires six months after the date it was made unless in the meantime it has been approved by the Secretary of State.