



Department of the Environment  
Caxton House Tothill Street London SW1H 9LZ

Telephone 01-834 8540 ext 509

E P Wilson Esq  
5 Salisbury Road  
HARPENDEN  
Herts

Your reference

Our reference  
PSC3/5256/304/1

Date

7 October 1975

Dear Sir *Mr Wilson*  
*Public Local Inquiry*

LAW OF PROPERTY ACT 1925 - SECTION 194  
PROPOSED CHANGING ROOMS AND CAR PARK  
HARPENDEN COMMON

1. I refer to your letter conveying objections to the above-mentioned proposals and am writing to inform you that it has been decided to hold a public local inquiry into the matter.
2. The inquiry will be held at the Council Chamber, Harpenden Hall, Harpenden, on Tuesday 2 December commencing at 10 am. There will also be an evening session on that date starting at 7 pm. It will be open to you to appear or be represented at the inquiry.
3. A notice will be exhibited locally and will be published in the "Herts Advertiser" and the "Evening Echo", not less than 21 days before the date of the inquiry, stating where the application and plan may be inspected and where a copy of the applicant's statement in support of the application may be obtained.

Yours faithfully

*W Graham*

W GRAHAM

[illegible]

A single, continuous, wavy line drawn horizontally across the page, resembling a stylized 'M' or a series of connected 'V' shapes.

1 December 1975

Dear Sir

Proposed Changing Room and Car Park -  
Harpenden Common.

I have already written to the Department expressing my objection to this proposal and am sorry not to be at the Inquiry personally to support the Harpenden Society of which I am a member.

I fully understand the Rovers' need and have no objection to their pavilion - only to the site chosen for it. In my view the new building and its car park would be disastrously prominent on the rising ground and would spoil a well-known view of the common. To preserve this landscape I suggest the building should be sited as near as possible to the last house in East Common (no.24) on the north side of Cravells Road so as to tie it in visually with the buildings which are already there; if the car park is also sited as close to it as possible and is screened by trees, these would link up with and extend the tree cover adjacent to No.24.

I hope further serious consideration - possibly on these lines - will be given to the siting of the new building and its effect on a long-standing and well-loved landscape.

Yours faithfully

To the Department of the  
Environment's Inspector  
Public Local Inquiry  
(Proposed Changing Rooms &  
Car Park - Harpenden Common)  
c/o Harpenden Hall  
Harpenden

1 December 1975

Dear Sir

Proposed Changing Rooms and Car Park  
Harpenden Common.

I have already written to the Department expressing my objection to this proposal and am sorry to be unable to attend the Inquiry personally to support the Harpenden Society of which I am a member.

I fully understand the Harpenden Rovers' need and have no objection to their pavilion - only to the site chosen for it. In my view the new building and its car park will be and spoil a well-known view of the disastrously prominent on the rising ground of common. To preserve this landscape I suggest the building should be sited as near as possible to the last house on the North side of Cravells Road (No. 24) in order to tie it in visually with the buildings which already exists, and ~~that~~ if the car park should be sited as close to it as possible, and is and be, screened by trees, which will link up and extend the tree cover by No. 24. I hope further consideration will be given to the siting of the new building as it will, affect which affects long-standing landscape.

Department of the Environment's  
TO The Inspector  
Public Local Inquiry  
(Proposed Changing Room & Car Park-  
Harpenden Common)  
c/o Harpenden Hall  
Harpenden.



# BULLETIN

## from The Harpenden Society

### PROPOSED FOOTBALL PAVILION & CAR PARK ON HARPENDEN COMMON

Before going out of existence, the Harpenden Urban District Council agreed to the erection on the Common of a football pavilion with 1000 sq yds of hard surfacing for car parking.

The site is along the north side of Cravells Road, opposite the access road to Harpenden Common Golf Club, and is for the use of Harpenden Rovers Football Club who wish to extend their present use to include County League matches.

Our committee strongly opposes the giving-over of parts of the Common for buildings and hard surfacing, especially on this site which is very prominent on the crest of the hill.

We do not oppose the continued use of this part of the Common for football, Harpenden Rovers have played here for many years. We do feel, however, that if the Common is to retain any of its present character, it is important that the further extension of organised sport, associated buildings and car parks must be strongly resisted. Bearing in mind the excellent facilities available in Rothamstead park this does not seem unreasonable.

Because the proposed development is on Common land, the consent of the Department of the Environment is needed and the notice of application is being advertised. The advertisement is reproduced here and objections must be sent to the D of E on or before 5th May.

We feel that a direct response from individuals will carry greater weight than representations from the Society alone.

Please write immediately to THE SECRETARY  
DEPT OF THE ENVIRONMENT  
2 MARSHAM STREET  
LONDON SW1P 3EB

Quote reference PMC 1G

### NOTICE HARPENDEN COMMON

URBAN DISTRICT OF  
HARPENDEN  
COUNTY OF HERTFORD

NOTICE IS HEREBY GIVEN of the intention of the undersigned (i) to erect changing rooms on a portion of the above-named Common containing 185 square yards or thereabouts situated some 25 feet to the north of Cravells Road immediately opposite the access road to Harpenden Common Golf Club for use in connection with the playing of football; (ii) to set out a car park on 1000 sq. yards or thereabouts of the Common on the west side of and adjacent to the changing rooms; (iii) to apply under Section 194 of the Law of Property Act 1925, to the Secretary of State for the Environment for the consent to the erection of the proposed building and setting out the proposed car park.

A map showing the proposed building and car park may be inspected at the Town Planning Dept., Council Offices, Harpenden Hall, Harpenden between the hours of 10 a.m. and 4 p.m. from Monday to Friday each week (public holidays excepted) until the 5th day of May 1974.

Any person OBJECTING to the proposed changing rooms and car park should write to THE SECRETARY, DEPARTMENT OF THE ENVIRONMENT, 2, MARSHAM STREET, LONDON SW1P 3EB ON OR BEFORE that date, giving full particulars of the grounds of his objection and quoting references PMC 1G.

For and on behalf of Harpenden Rovers Football Club.  
ROGER D. CHAPMAN.

Ground Committee,  
Southdown Road,  
Harpenden.

**Help The Harpenden Society to protect YOUR environment**

**Secretary: Jean Elliott, Cherry Hayes, Mackerye End, Harpenden**



# Department of the Environment

17/19 Rochester Row London SW1P 1LN

Telephone 01-834 8181 ext

I Southam Esq  
80 Piggottshill Lane  
HARPENDEN  
Herts

Your reference

Our reference

PSC3/5256/304/1

Date

/ March 1976

Sir

LAW OF PROPERTY ACT 1925 - SECTION 194  
PROPOSED CHANGING ROOMS AND CAR PARK  
HARPENDEN COMMON, HERTFORDSHIRE

1. I am directed by the Secretary of State for the Environment to say that consideration has been given to the report of the Inspector, Mr G H Swift FRTPI Dip TP, who held a public local inquiry on 2 December 1975 into the application made on behalf of the Harpenden Rovers Football Club on 4 April 1974 under section 194 of the Law of Property Act 1925 for consent to the erection of changing rooms and the setting out of a car park on part of Harpenden Common.
2. A copy of the Inspector's report is enclosed. Having established his findings of fact, in his conclusions the Inspector said:-
  - a. Bearing in mind the above facts, I am of the opinion that the loss of the comparatively small area involved in the application would not materially detract from the intrinsic value of the common as an open space or its enjoyment by the public at large and subject to a careful choice of materials and strategic planting the development should not seriously harm any views across the common.
  - b. The provision of a car park would be a particular improvement by reducing parking along the narrow Cravells Road. While the area proposed for a car park may be generous in view of the number of vehicles usually generated by soccer at Acres Corner, the larger space may occasionally be required by the club particularly if senior league matches are to be played here, or alternatively, if the Parish Council as managers of the common consider it advisable, the car park could be used generally by the public at large.
  - c. There may be other sites which could have been chosen for the proposed development, however in view of my comments above I consider that the proposal is a reasonable one. Furthermore I can see no advantage in moving the site of the building slightly or in separating the car parking area from the building because any impact of the development upon the amenities of the common would not be substantially reduced thereby.
  - d. On the question of precedent, clearly any other application relating to the use of common land will be considered on its own merits. However as regards this proposal, the Harpenden Rovers Football Club has had a very long association with this part of the common, the accommodation is needed here and in my view no public or private interests would be seriously affected.
3. The Inspector recommended that consent be given to the application.
4. In giving or withholding his consent under section 194 of the Law of Property Act 1925, the Secretary of State must have regard to the same considerations as are directed by the Commons Act 1876 to be taken into consideration by him before forming



an opinion whether an application under the Inclosure Acts 1845 to 1882 should be acceded to or not. This means that he can give consent only if he is satisfied that it is expedient to do so, having regard to the benefit of the neighbourhood as well as the private interests in the common. He is advised that in the Commons Act 1876 the "benefit of the neighbourhood" means the health, comfort and convenience of the inhabitants of any cities, towns, villages or populous places in or near any parish in which the common land concerned, or any part of it, is situated, in the context of the enjoyment of the common as an open space; and that the "private interests" means the advantage of the soil owner and of the commoners.

5. It is evident from the Inspector's conclusions that the health, comfort and convenience of persons resident in the locality will not be adversely affected by the proposal to any significant degree and that no disadvantage is likely to be caused to persons possessing common rights or other rights over the common. The owners of the common, Harpenden Parish Council, support the proposal. Accordingly in the exercise of the powers conferred on him by section 194 of the Law of Property Act 1925 and of all other powers enabling him in that behalf, the Secretary of State hereby consents to:-

a. the erection of changing rooms on a part of Harpenden Common in the District of St Albans, in the County of Hertfordshire, having an area of 185 square yards or thereabouts, situated some 25 feet to the north of Cravells Road immediately opposite the access road to Harpenden Common Golf Club which part for the purposes of identification only is shown edged red on the attached plan; and

b. the setting out of a car park on an area of 1000 square yards or thereabouts of the Common on the west side of and adjacent to the changing rooms, which area for the purposes of identification only is shown edged green on the attached plan.

6. This letter does not convey any approval or consent which may be required under any enactment (including byelaws, orders or regulations) other than section 194 of the Law of Property Act 1925.

7. A copy of this letter is being sent to the Hertfordshire County Council, St Albans District Council, Harpenden Parish Council, the Commons, Open Spaces and Footpaths Preservation Society and to all those persons who submitted written representations or who appeared in person at the inquiry as objectors or supporters of the proposal.

I am Sir

Your obedient Servant

B FLETCHER

Authorised by the Secretary of State  
to sign in that behalf