

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM  
IN THE COUNTY OF HERTFORD

To Webbex Ltd.  
Windmill Road Ind. Estate  
Thistle Road, Luton, Beds.

Sanders Norman Architects,  
38 The Mall,  
Ealing W5.

Garden Centre (Outline)  
(Part Parcel No. 5424)  
at Land adjoining The Lodge, Luton Road, Markyate.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 10th January, 1984 and received with sufficient particulars on 12th January, 1984 and shown 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 shown on the County Structure Plan and the Dacorum District Plan to be in a rural area beyond the Metropolitan Green Belt. In such areas, permission will only be given for use of land, the construction of new buildings, changes of use or extension of existing buildings for agricultural or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The proposed development would have a seriously detrimental effect on the amenity and rural character of the area.

Dated 8th day of March 1984

Signed *W. B. ...*

Chief Planning Officer

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 Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State 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 Secretary of State 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.
- (3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 District Council in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (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 Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

Amended

PLANNING DEPARTMENT

C.G.B. Barnard, Esq., M.Sc., Dip.T.P., M.R.T.P.I. Chief Planning Officer

DACORUM DISTRICT COUNCIL,  
CIVIC CENTRE, HEMEL HEMPSTEAD, HERTS. HPI 1UZ

To ..... B. Hibbert & Co. .... T.P. Ref: ..... 4/0045/84D  
..... 8 North Street .....  
..... Leighton Buzzard .....

Dear Sir,

Your application dated 30th November 1983 ..... has been considered under the provisions of Section 53 of the Town and Country Planning Act, 1971, to determine whether planning permission is required in respect of a

Section 53 Determination  
Single storey extension  
47 Longfield Road, Tring

You are hereby given notice that the proposals set out therein do not constitute development within the meaning of the said Act, and therefore but

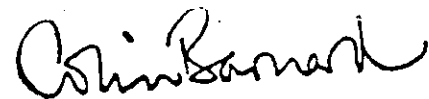
~~(a) planning permission must be obtained before any such proposals can be carried out~~

(b) do not require the permission of the local planning authority.

The grounds for this determination are as follows:

The proposed work will fall within the limits permitted under Class ' or Schedule ' to Article 3 of the Town and Country Planning General Development Order 1977. (As amended).

Dated 3rd Feb 1984 ..... Yours faithfully,



(Chief Planning Officer

(See notes on reverse)

NOTES

- (1) Any person who desires to appeal -
- (a) against a determination of a local planning authority under Section 53 of the Act; or
  - (b) on the failure of a local planning authority to give notice of their decision or determination or of the reference of the application to the Secretary of State,

shall give notice of appeal to the Secretary of State within six months of notice of the decision or determination or of the expiry of the appropriate period allowed under Article 7 (6) of the Town and Country Planning General Development Order 1977 as amended, for giving such notice (i.e. 8 weeks from date of receipt of application by Local Planning Authority), as the case may be, or such longer period as the Secretary of State may at any time allow. The notice shall be given in writing, addressed to The Secretary of State for the Environment, Tollgate House, Houlton Street, BRISTOL BS2 9DJ.

- (2) Such person shall also furnish to the Secretary of State a copy of the following documents:-
- (i) the application;
  - (ii) all relevant plans, drawings, particulars and documents submitted with the application;
  - (iii) the notice of the decision or determination, if any;
  - (iv) all other relevant correspondence with any local planning authority.