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DACORUM BOROUGH COUNCIL

To Mr V Kent
White Cloud Farm
Park Road
Tring
Herts

Clark Baxter Associates
9-11 High Beech Road
Loughton
Essex IG10 4BN

..... Conversion of outbuildings to form seven dwellings ...
.....
at ... White Cloud Farm, Park Road, Tring

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 16.1.89 and received with sufficient particulars on 18.1.89 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 local planning authority is not satisfied that the existing buildings are redundant such as to justify the grant of planning permission for conversion to dwellings, having regard to the location of the buildings in the Green Belt where there is a general presumption against new development.
2. The proposal attempts to subdivide the existing buildings into too many units, resulting in serious harm to the character and appearance of the buildings. This is demonstrated in particular by the use of a very large number of dormer windows and the failure to make full and proper use of existing openings.

Dated day of 19

Cont'd...

Signed..... *Wm Barnard*

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form 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.
2. 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 Borough 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

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3. No details have been submitted in respect of the existing dairy, the restoration of which should form an integral part of any scheme for the conversion of the existing buildings.
4. The existing private drive is unsatisfactory in its present form to serve the additional dwellings proposed by reason of its poor junction with Park Road, informal surface treatment and relationship and proximity to White Cloud House. No details have been supplied of any proposed improvements.

Dated 8th day of June 1989

Signed 

Designated Chief Planning Officer