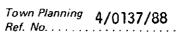
TOWN & COUNTRY PLANNING ACTS, 1971 and 1972





DACORUM BOROUGH COUNCIL

То	Roger Wooten Vine Cottage Chesham Road Wigginton Tring Herts	Mr J Lewis 117 Chambersbur Hemel Hempstead Herts HP3 8BE		
	Single storey side, two stor porch, alterations and demol		Dist	
at	Vine Cottage, Chesham Road,	Wigginton	Brief description and location of proposed development.	
	97 1 1000		your application dated fficient particulars on	
The re	asons for the Council's decision to refuse pe	rmission for the development are:-		
1.	rear extensions and the ex	The window design of the south-eastern elevation of the two storey rear extensions and the extent of the tile hanging would detract from the overall character of the Listed Building.		
2.	Insufficient information is provided on Drawing No 70/87/2 REV relating to the details of the garage door and first floor windows of the rear elevation to assess the impact of the scheme upon the			

Dated 28 day of April 19 88

Signed.

Chief Planning Officer

Listed Building.

NOTE

- If the applicant is aggrieved by the decision of the local 1. 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 (Appeals must be made on a form receipt of this notice. obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 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.
- Journal of the Town and Country Planning Act 1971.