

TOWN AND COUNTRY PLANNING ACTS, 1971 AND 1972 BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

Mrs. I.M. Batchelor, To: Daymar, London Road, Hemel Hempstead. Agent: Lawrence Toes Esq., 17 Glenview Gardens, Hemel Hempstead.

Two storey extension at 4 Moor End Cottages, London Road, Hemel Hempstead.

Description and location of proposed works.

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 grant of listed building consent to the works described above and proposed by you in your application dated 10th February, 1975 and received with sufficient particulars on 12th February, 1975 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse listed building consent for the works proposed are:

- 1. The proposed development would create a separate dwelling in an area which is allocated "without notation" on the Approved County Development Plan wherein it is the policy of the local planning authority not to permit development unless required for agricultural or other special purpose - no such need has been proved.
2. The proposed dwelling would have no frontage to a public highway and there is insufficient land within the curtilage of the site to provide adequate space about the dwelling.
3. The proposed dwelling would have an unsatisfactory relationship with and would detrimentally affect the amenities of existing adjacent residential properties.
4. Any increase in the number of vehicular turning movements when vehicles are entering and leaving the access, at which visibility is sub-standard, and possibly with vehicles stationary on the trunk road would be likely to add to traffic congestion.
5. The density and speed of traffic is relatively high at this point on the trunk road and any increase in such turning movements would be detrimental to the safety and free flow of traffic on that road. (NOTE: Reasons 4 and 5 at the direction of the Regional Controller.)

Dated 7th day of May 1975

Signed [Signature] Director of Technical Services. Designation

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Paragraph one of Schedule 11 to the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.

2. If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State 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 works which have been or would be permitted, he may serve on the council of the county district, in which the land is situated, a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 190 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 Section 171 of the Town and Country Planning Act, 1971.