

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other Ref. No. 255/75D

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr.R.Stratfull, The Service Station, Piccotts End Lane, Hemel Hempstead.

Re-building workshop at rear of 62 Piccotts End, Hemel Hempstead.

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 5th February, 1975 and received with sufficient particulars on 18th February, 1975 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 retention of the building already erected and provision of other buildings all the subject of this application, as a whole constitute a consolidation of an existing non-conforming use in an area allocated 'no notation' on the approved County Development Plan wherein it is the policy of the Local Planning Authority not to permit development unless it is required for agriculture or a purpose directly related to needs of the rural communities; no such need has been shown.
(2) The design and appearance of the buildings and screen fencing/walling is considered unacceptable and out of character with the area which is designated as a Conservation Area under the Town and Country Planning Acts 1971-1974 and is considered to be detrimental to the appearance and setting of the site within that Conservation Area, which is, in addition, situated within an 'Area of Great Landscape Value' in the Hertfordshire 1981 proposals.
(3) The proposal is excessive and constitutes over-development of the site providing inadequate car parking facilities to meet required standards.

/Cont'd overleaf..

Dated 7th day of May 1975

Signed A. H. Lewis Director of Technical Services

- (4) The expansion and consolidation of the non-conforming use would lead to increased activity on the site to the detriment of the amenities enjoyed by surrounding residents, and would lead to increasing parking and traffic movement in Piccotts End Lane which is considered to be unsuitable for such an increased use.

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, Whitehall, London, S.W.1.) 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.