

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To P Jarman Ltd
42 High Street
Redbourn

Raymond P Crosby
109 St Agnell's Lane
Hemel Hempstead

One two bedroom and four one bedroom dwellings and
associated parking and replacement garage
at 64 St Albans Hill, 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 10 February 1987 and received with sufficient particulars on 13 February 1987 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 proposed development is of an unacceptably high density and out of character with the housing in the area.
2. The access to the development, through a private garage court, is unsatisfactory by reason of existing traffic usage and conflicting vehicular movements.
3. The increased traffic generated by the development will constitute a road safety hazard for pedestrians in the area and exacerbate current traffic congestion on the nearby roads to the detriment of highway safety.

Dated 30th day of April 1987

Signed *Wim Bamford*

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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 Tollgate House Houlton Street Bristol BS2 9DJ

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21599

CHIEF EXECUTIVE OFFICER	
17 AUG 1987	
File Ref.	1718
Refer to C/O	
Closed	

CHIEF EXECUTIVE
 DACORUM BOROUGH COUNCIL
 CIVIC CENTRE
 WEMEL HEMPSTEAD
 MKTS HPI 1HH

Your reference

Our reference A1910 PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Date					
Ref 14 AUGUST 1987					
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
		✓			
Received			18 AUG 1987		
Comments					

209/87

Dear SIRS

TOWN AND COUNTRY PLANNING ACT 1971
 SUBJECT - APPEAL BY P. JARMAN LTD.
 CONCERNING 64 ST. ALBANS HILL, WEMEL HEMPSTEAD

1. ~~I refer to our telephone conversation on~~
 I am writing to tell you that [subject to agreement with the local planning authority] it is proposed to hold the local inquiry into the above matter at 10.00 am on **TUESDAY 17 NOVEMBER 1987**

Withdrawn

PLEASE CONFIRM VENUE

The inquiry is expected to last for / days.

- Unless I hear to the contrary within 7 days of the date of this letter I will assume that the proposed date is acceptable to you and that you consider our estimated duration for the inquiry to be reasonable.
- I would explain that the Department is concerned at the amount of time that can sometimes be spent negotiating inquiry dates. Accordingly, and as stated in DOE Circular 18/86 paragraph 31, the practice of allowing either party two refusals of a date for the inquiry has been discontinued. In future each party will only be permitted one refusal before the power in the Inquiries Procedure Rules to fix the date, time and place of the inquiry will be exercised. The period allowed for negotiation of inquiry dates will, in normal circumstances, be limited to one month. If the parties to an appeal fail to agree a date within this time the Department will proceed to fix a date.
- The Department of course prefers not to impose dates and if I am notified of an inquiry date which has been mutually and directly agreed between the parties I will do whatever I can to make an Inspector available.

Yours faithfully

[Handwritten signature]
 CRT

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