

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

AJP

DACORUM BOROUGH COUNCIL

To Amalgamated Builders Ltd
36 Frogmore Street
Tring
Herts

Austin Vernon Associates
17 Denbigh Street
London SW1V

One Dwelling
at The Old Vicarage, Church View, Long Marston

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 18th February 1986 and received with sufficient particulars on 21st February 1986 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 site is within a rural area beyond the Green Belt on the Dacorum District Plan and in an area referred to in the approved County Structure Plan (1979) wherein permission will only be given for development of agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this Policy.
(2) Policies 4 and 5 of the Dacorum District Plan seek to restrict development in certain villages, including Long Marston, within the rural area to that which is appropriate to a rural area as set out in Policy 4. The proposed development has not been justified in terms of these Policies.

/Cont'd on attached sheet

Dated 3rd day of April 1986

Signed [Signature]

#### 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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Reasons for the Council's decision to refuse permission for the development continued....

- (3) The proposed development would deprive the current development of essential amenity space, detracting from the character and amenity of the area.
- (4) The proposed development would affect existing mature trees to the detriment of the visual and general amenity of the area.
- (5) Insufficient regard has been paid to the requirements of District Plan Policies 18 and 66 in terms of the suitability of the site for the development proposed which would have a seriously detrimental effect on the amenities and privacy at present enjoyed by the occupants of nearby properties.

Dated 3rd day of April 1986

Signed  .....

CHIEF PLANNING OFFICER