

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

MR



## DACORUM BOROUGH COUNCIL

To Mr G Doolan  
38 High Street  
Kings Langley  
Herts

Colin Eades Partnership  
Architects  
83 Tilehouse Street  
Hitchin  
Herts

Erection of one two & three storey offices &  
car parking  
at 38 High Street, Kings Langley

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 15.2.90 and received with sufficient particulars on 21.2.90 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

1. Policy 53 of the adopted District Plan seeks to restrict new office developments to the commercial areas of Hemel Hempstead, Berkhamsted and Tring. The proposal does not accord with this policy. Although in some instances small scale office development may be acceptable when allied to a local need in other centres, no such essential need has been identified, and the scale of the proposal is considered excessive in the light of this policy.
2. The proposed development would result in a significant number of vehicles crossing the footway where it appears no vehicles currently do so. Visibility on leaving the proposed car park would be severely restricted by the presence of buildings either side of the access, and this could result in pedestrian and vehicle conflict to the detriment of highway safety.

Dated ..... day of ..... 19

Signed.....

SEE NOTES OVERLEAF

P/D.15

Chief Planning Officer

## 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 the date 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.

4/0269/90

Cont...

---

3. The amount of new building proposed would be out of scale and appearance and would not be compatible with the established character of this part of the village of Kings Langley.

Dated twenty - sixth day of April 1990

Signed

A handwritten signature in black ink, appearing to read "Colin Barker", written over a horizontal line.

Chief Planning Officer