

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mrs. Andrews
"Greenfields"
New Road
Northchurch
Herts

Mr. J. Lewis
117 Chambersbury Lane
Hemel Hempstead
Herts

..... Eight Flats and Vehicular Access

.....

at ... Land rear of 'Greenfields' New Road, Northchurch.

.....

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
... 21.1.89. and received with sufficient particulars on
... 20.2.89. 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 building would be sited in an isolated position being bounded by undeveloped land on its north east and south west sides. The proposal would be poorly integrated with other development currently under construction and would be visually intrusive from the proposed estate distributor road.
2. The proposed building, due to its mass and bulk on its rear (north western) side and its three-storey appearance, would be both out of character with nearby development and visually intrusive from the nearby dwellings in New Road.

Cont/...

Dated _____ day of _____ 1989

Signed _____

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

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.

TOWN PLANNING REF NO: 4/0336/89

Conditions continued:

3. The proposed flats, by reason of their layout and design and of the difference in levels between the site and existing development in New Road, would cause an unacceptable loss of privacy to the garden areas of adjacent dwellings.
4. The layout of car parking spaces along the boundary of the site with the adjacent garden to the south west would, by reason of vehicular movements, give rise to general disturbance to these gardens.
5. Vehicular access to the proposed development would need to be taken from Springfield Road, the main spine road serving the Tunnel Fields residential area and which is due to become the B4506 on completion of the diversion from New Road to Billet Lane. Frontage access to a road of this nature is undesirable and unacceptable and is likely to give rise to conditions prejudicial to highway safety.

Dated20th.....day ofJuly.....1989



Signed

Designation CHIEF PLANNING OFFICER