

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To The Post Office Archer Boxer Partners
 22-25 Finsbury Square ABP House
 London Salisbury Square
 Hatfield

..... Two storey retail units and three storey offices
 at rear with ancillary car parking and service access
 at Head Post Office Site, Marlowes, 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 22nd March 1985 and received with sufficient particulars on 25th March 1985 and shown on the plan(s) accompanying such application.

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

The application site is within Hemel Hempstead town centre which is currently the subject of a comprehensive study being conducted by the Borough Council. The application is considered to be premature pending the results of the study.

Dated 16th day of May 19 .. 85 ..

Signed

W. B. Marshall

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 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.



Department of the Environment

Room 15/05

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 698

Switchboard 0272-218811

Hillier Parker
17, Grosvenor Street
London
W1A 2BT

Your reference

Planning /AM /mdf

Our reference

2338

APP/A1910

1A/85

Date

1 MAY 86

40565

Dear Sir

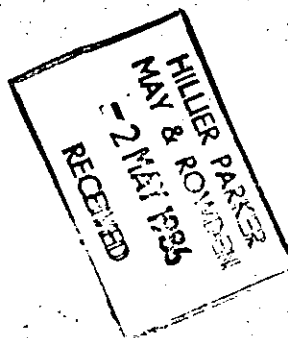
TOWN AND COUNTRY PLANNING ACT 1971
APPEAL

By The Post Office

Thank you for your letter of 30/4/86. I
note that the appeal has been withdrawn and no further
action will be taken on it.

Yours faithfully

R. SUMMERS



TCP 208A/84

HMSO Btl 299247/1/B74709 5m 6/84 TL

15352



Department of the Environment

Room 15103

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 237
Switchboard 0272-218811
GTN 2074

CHIEF EXECUTIVE
OFFICER

12 FEB 1986

File Ref.
Date ... C.P.O. 12/2
Checked

Chief Executive, Dacorum DC
Civic Centre
Hemel Hempstead
Herts. HP1 1HH.

Your reference				DEPARTMENT DACORUM DISTRICT COUNCIL	
Ref.	Our reference			Ack.	
C.P.O.	APP/1910/A/RS			40565	
Date	10 FEB 86			Admin.	File
Received				12 FEB 1986	
Comments					

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36
APPEAL BY

The Post Office

I enclose copies of a notice of a local inquiry into the above-mentioned appeal. May I remind the Council that under the Inquiries Procedure Rules they must serve on the appellant, and on the Section 29 parties a written statement of the submissions they propose to put forward at the inquiry. This must be done at least 28 days before the inquiry opens, and a copy of the statement should be sent to the Secretary of State.

2. At least 4 weeks before the inquiry you should also inform those owners and occupiers of property near the site, and others who you consider to be affected by the proposed development, including any persons or bodies (eg Preservation Societies) who made representations at application stage. The letter to be sent to those persons should include the following information:

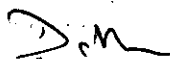
- the location of the site and a description of the appeal proposals
- details of the local inquiry arrangements
- that they may attend the inquiry and, at the Inspector's discretion, give their views
- where the appellant's grounds of appeal can be inspected
- where and when the Council's statement will be available
- that if they do not wish to attend the inquiry, they may submit views in writing. They should be asked to submit them to the Department, at the address given in the heading to this letter, not later than two weeks before the inquiry; and they should be warned that their views will be disclosed to the appellant and the Council, and may be read out at the inquiry.
- that we will send a copy of the decision letter of the appeal only to those who ask for one, or who speak at the inquiry.

3. The press should normally be notified of local inquiries, and where the proposal is likely to arouse more than local interest a public advertisement in the local press will be justified.

4. Please let the Department and the appellant have a copy of the notification letter, the list of names and addresses of those to whom it was sent, and of the press advertisement (if applicable), either with the Council's statement or as soon as possible thereafter.

5. Your attention is drawn to sections 7.7 to 7.9 of the booklet "Planning Appeals - A Guide" about awards of costs. These awards are based on unreasonable behaviour, and it should normally be clear by the time of the inquiry whether there are grounds for alleging this. If you are intending to make an application for awards of costs you are strongly urged to do so at the inquiry itself, although for the present post-inquiry applications will continue to be entertained. The Inspector will then record the arguments for and against an award, and his or her comments and recommendations will be an important element in the Secretary of State's decision. If you do apply after the inquiry there is normally no opportunity for the Inspector's advice to be sought. The decision on an award then has to be taken on the basis of an exchange of written representations, which can both complicate and delay resolution of the claim. The Inspector will, of course, treat any claim for costs as an entirely separate matter; it will have no effect on his assessment of the planning merits of the proposal.

Yours faithfully



D. MILNE

TCP 207F/84