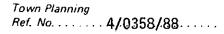
## TOWN & COUNTRY PLANNING ACTS, 1971 and 1972





## DACORUM BOROUGH COUNCIL

To B E Reynolds 8 Old Watling Street Flamstead Herts

Two storey and single storey side extension	
t 8 Old Watling Street Flamstead Herts	Brief description and location of proposed development.
In pursuance of their powers under the above-mentioned Acts and the Orders and eing in force thereunder, the Council hereby refuse the development proposed by you in 26.2.88 and received with 26.2.88 and shown on the placeplication.	n your application dated sufficient particulars on
e reasons for the Council's decision to refuse permission for the development are:—  1. The site is within a rural area beyond the Green B Dacorum District Plan wherein permission will only land, the construction of new buildings, changes of buildings for agricultural or other essential purpose rural area or small scale facilities for particepretation. No such need has been proven and the programment of this policy.	be given for use of of use of existing es appropriate to a icipatory sport or
<ol> <li>The proposal by virtue of the rear elevation an prominent location, would adversely effect the detract from the character of the area.</li> </ol>	
Dated 20th day of April Signed.	19 88 m. Sana
EE NOTES OVERLEAF	

P/D.15

Chief Planning Officer

## NOTE

- If the applicant is aggrieved by the decision of the local 1. 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 (Appeals must be made on a form receipt of this notice. obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 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.
- Journal of the Town and Country Planning Act 1971.