



Department of the Environment

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Director of Technical Services

Dacorum D.C.

Civic Centre

Wemel Hempstead

Herts. HP1 1UE

Your reference

T 405 / 4 / 0365 / 79

Our reference

APP / 5252 / A / 79 /

Date

11 JUL 1980

10628

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL

BY: Mrs M Nunn

ADJ 126 HIGH STREET
NORTHCHURCH

I am writing to inform you that the above-mentioned appeal has been withdrawn and the Secretary of State will therefore take no further action on it.

Yours faithfully

C. Bradley

Copy sent to
D. Sec.

18/8/80

TCP 208B

Btl 17149/1/9 8m 2/78 TCL

TECHNICAL SERVICES DEPT.		
PLANNING SECTION		
gpn	14 JUL 1980	
FILE No.	4/0365/79	DATE 18/8

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

To Mrs. M. Nunn,
c/o The Official Solicitor,
48 - 49 Chancery Lane,
LONDON.
WC2A 1JR

Messrs. Brown & Merry,
128 High Street,
BERKHAMSTED,
Herts.

Four detached houses and garages.

at Land adjacent: 126 High Street,
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
14th March, 1979 and received with sufficient particulars on
15th March, 1979 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 development would result in vehicles leaving and rejoining the Trunk Road traffic stream causing danger to and interference with through traffic generally in the vicinity of an existing road junction and a bus stop.
- (2) It is not practicable within the curtilage of the site to construct an access with the trunk road which would provide the required standard of visibility for vehicles emerging from the site.
- (3) It would appear impracticable to construct an access road into the site capable of accommodating delivery vehicles and visitors for parking and turning. This could result in vehicles parking on the trunk road carriageway or reversing out onto the trunk road, thereby causing danger to, and interference with, through traffic.

Dated 23rd day of April 1979

Signed

Designation **DIRECTOR OF TECHNICAL SERVICES**

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.
- (3) 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 District 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.
- (4) 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 section 169 of the Town and Country Planning Act 1971.