

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

Other

Ref. No. ....

LACORUM

THE DISTRICT COUNCIL OF .....

IN THE COUNTY OF HERTFORD .....

To

H. J. B. Construction Ltd.,  
62a High Street,  
Potters Bar,  
HERTS.Mr. J. Hoy,  
62a High Street,  
POTTERS BAR,  
Herts.

8 Houses and Garages

at 16/26 Pancake Lane, 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, 1978, and received with sufficient particulars on 28th March, 1978, and shown on the plan(s) accompanying such application..

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

In the Council's opinion the proposed means of access to the site is unsatisfactory in that no provision has been made within the application site to provide adequate visibility in a northerly direction, which would result in potential hazard to traffic and other road users.

Dated 11th day of May, 1978.

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.



Department of the Environment

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Direct line 0272-218 701

Switchboard 0272-218811

Director of Technical Services

Dacorum D.C.

Civic Centre

Hemel Hempstead

Herts.

Your reference

410382/78

Our reference

APP/5252/A/78/5558

Date

13 NOV 1978

9 NOV 78

FILE  
No.

DATE

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL By T.J.B. Construction Ltd

I refer to a request from the appellants' agents

about the above-mentioned appeal. The local inquiry arranged to be held at the Civic Centre, Hemel Hempstead

on Wednesday, the 22 November 1978, at 10.00a.m., has now been cancelled.

You are asked to try to bring this cancellation to the notice of people who may have taken note of the arrangements previously made. In this connection the Department recommends that any notice of the inquiry previously arranged that has been posted on or near the appeal site or in any public place should be over stamped in some way to show that the inquiry has been cancelled.

S.G. Hopkinson

S. G. HOPKINSON

TCP 208G/75

Bt1 17149/6/9 5m 2/78 TCL

The appeal has been withdrawn and the Secretary of State will therefore take no further action on it.

Will