

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To A C Brown Esq Stimpsons Planning and Architecture
c/o Stimpsons 14a St Albans Road
14a St Albans Road Watford
Watford Herts WD1 1RX
Herts WD1 1RX

Change of use from barn to dwelling, single storey front
extension, use of land for residential curtilage
at Barn at Hatches Farm, Bradden Lane, Gaddesden Row

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 6 February 1989 and received with sufficient particulars on 2 March 1989 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 sloping application site occupies a relatively prominent site within a rural part of the Chilterns Area of Outstanding Natural Beauty adjoining a public footpath. Within this designated area the policy of the local planning authority seeks to preserve the appearance of the area and consequently has particular regard to the visual impact of new development. The proposal involves a large and exposed residential curtilage to provide a turning and parking area and garden. The provision of these facilities, when considered in conjunction with the proposed external treatment of the timber barn, the garage and any other domestic buildings and structures erected within the proposed residential curtilage would introduce a range of urban features into this established rural environment to the detriment of the visual amenity of the Chilterns Area of Outstanding Natural Beauty.

Dated day of 19

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.

