

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Alec A White & Co Ltd
White House
Lower Kings Road
Berkhamsted

Collett Design
17 Collett Road
Hemel Hempstead

Erection of two-storey block of 14 flats; car parking
and access, diversion of river (outline)
at Land adjacent to 46-50 Lower Kings Road and
Broadwater Lock, Berkhamsted

Brief
description
and location
of proposed
development.

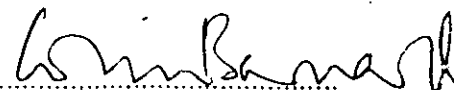
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 25 March 1986 and received with sufficient particulars on 26 March 1986 and shown on the plan(s) accompanying such application.

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

1. The Berkhamsted Town Council Centre Planning Brief identifies the application site for landscaping purposes as part of an overall strategy for the future development of land bounded by High Street, St John's Well Lane, Grand Union Canal and Lower Kings Road. The proposed development conflicts with this aim and would if permitted, seriously impede the local planning authority's policy of seeking to prepare proposals for the development of recreational facilities and environmental improvements alongside the Grand Union Canal in accordance with Policy 84 of the Dacorum District Plan.
2. The proposed development relies upon existing access which is substandard in width alignment and visibility to accommodate the existing development together with the vehicles generated by proposed development.

Dated 26 day of June 19 86

Signed



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.

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3. The proposed development is excessive on a site which is inadequate in size to accommodate satisfactorily the proposed development together with the necessary planting, screening and space about the buildings to ensure adequate privacy, to enhance the setting of the site in a Conservation Area, to provide the necessary parking turning and circulation facilities, and to relate satisfactorily to adjoining premises.
4. The illustrative material supporting the application indicates that the general design, massing and bulk of the proposed development would have a seriously detrimental effect upon the general character of the Conservation Area.

Dated 26 day of June

1986

A handwritten signature in black ink, appearing to read "Colin Barnard". The signature is written in a cursive, flowing style.

Chief Planning Officer