

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To R. Ambrose, Esq., 160 Cotterells, HEMEL HEMPSTEAD, Herts.

D. Clarke, Esq., 19 Ashridge Close, BOVINGDON, Herts.

Change of use to car sales
at 160 Cotterells, 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 26th March, 1981, 30th March, 1981, and received with sufficient particulars on and shown on the plan(s) accompanying such application.

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

The proposal would represent an undesirable intensification of commercial activity on the site to the detriment of the amenities of adjoining residential properties. Furthermore, this use would lead to the attraction to, and parking of, vehicles on the adjoining street leading to conditions detrimental to the occupants of the nearby dwellings and the safety and free flow of traffic.

Dated 6th day of May, 1981.

Signed Colin Bamford

Designation Chief Planning Officer.

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

Room 903

Tollgate House Houlton Street Bristol BS2 9DJA/CB

Telex 449321

Direct line 0272-218562

Switchboard 0272-218811

JRK
~~2/100~~
~~2/50~~
CB

Chief planning officer
Dacorum District Council
Civic Centre,
Hemel Hempstead.
Herts.
HPI 1U2

Your reference

4/1050/81C/JK/DK9

Our reference

APP/5252/C/81/2522

Date

24 SEP 1981

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 88

APPEAL BY MR. R. Ambrose

LAND at 160 Colterells, Hemel Hempstead

1. I enclose for your information a copy of a letter received on 22 September 81 withdrawing the above-mentioned appeal.

2. The withdrawal is regarded as having taken effect on receipt of that letter and the Secretary of State will therefore take no further action in the matter.

Yours faithfully

C. J. U. Dann

C. J. U. DANN

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Bt1 8158/3/A05119 1m 2/81 TBL

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.		Ack.			
C.P.O.	D.P.	C.	Admin.	File	
Received		28 SEP 1981			
Comments					
COPY SENT TO 2699 DOE SECRETARY.					

MLL



Department of the Environment

PLANNING DEPARTMENT
DACORUM DISTRICT COUNCIL

Room 9/03

Tollgate House 18001
Bilton Street Bristol BS2 9DJ

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Ack.

Admin.

File

Received

15 SEP 1981

Comments

Your reference

H/1050/81E/JK/DKG

Our reference

APP/5252/C/81/2522

Date

11 SEP 1981

Chief Planning Officer
Dacorum D.C.
Curic Centre,
Hemel Hempstead
Herts HP1 1UZ

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 88
APPEAL BY R. Ambrose
LAND at 160, Cottrells, Hemel Hempstead

I am writing to inform you that in accordance with the Town and Country Planning (Determination of appeals by appointed persons) (Prescribed Classes) Regulations 1972-1977 and 1981,* this appeal will be decided by an Inspector appointed by the Secretary of State.

Yours faithfully

C. J. U. D. 1981

*Notice of appeal given before 1 July 1981 - SI 1972 No 1652 and SI 1977 Nos 477 and 1939

Notice of appeal given on or after 1 July 1981 - SI 1981 No 804