

Town Planning Ref. No. 4/0487/78  
Other Ref. No:  
Date of Receipt: 20.4.78.

FORM 5  
COMMUNITY LAND ACT 1975  
NOTICE OF INTENTION BY AUTHORITY UNDER PARAGRAPH 5 OF SCHEDULE 7

To **Mr. J. Hoy, 62a High Street, Potters Bar, Middlesex.**

1. An application for planning permission dated **20th April, 1978,**  
made by **H. H. B. Construction Ltd.,**  
was on **24th April, 1978,** received by  
**Dacorum District Council**

This application was for **Erection of 17 houses at rear of 16/38 Pancake Lane, Hensel Hempstead.**

2. Under the Community Land Act 1975 it is the duty of all authorities whose areas include the land to which an application for relevant development relates to state whether or not any of them intend to acquire the land or any part of it. The authorities concerned are—  
**Dacorum District** Council  
Hertfordshire County Council

3. This notice is given by **Dacorum District Council** who consider the application to be an application for relevant development and (if planning permission is granted in accordance with the application),

- (i) ~~INTENDS TO ACQUIRE~~ that part of the land to which the application relates (shown ~~on the plan accompanying this notice~~)
- (ii) ~~INTENDS TO ACQUIRE~~ that part of the land to which the planning application relates which is shown ~~on the plan accompanying this notice~~
- (iii) do NOT intend to acquire any part of the land to which the planning application relates [and shown on the plan accompanying this notice subject to the following conditions] :-
- (iv) ~~do NOT intend to acquire~~ that part of the land to which the planning application relates shown on the plan accompanying this notice [subject to the following conditions] :-

4. This notice is also given on behalf of ..... **Hertfordshire County Council** .....  
who consider the application to be an application for relevant development and (if planning permission  
is granted in accordance with the application)

- (i) ~~INTEND TO ACQUIRE all the land to which the application relates (shown~~  
~~on the plan accompanying this notice)~~
- (ii) ~~INTEND TO ACQUIRE that part of the land to which the planning application relates which is shown~~  
~~on the plan accompanying the notice)~~
- (iii) do NOT intend to acquire any part of the land to which the planning application relates [and shown  
..... on the plan accompanying this notice subject to the following conditions] :-
- (iv) do NOT intend to acquire that part of the land to which the planning application relates shown  
..... on the plan accompanying the notice [subject to the following conditions] :-



Signed: .....  
Designation: **Director of Technical Services** ...  
On behalf of: **Dacorum District Council** .....  
Date: ..... **23rd August, 1978.** .....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other Ref. No.

DACORUM

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

To H. J. B. Construction Ltd.,
62a High Street,
POTTERS BAR,
Herts.

J. Hoy, Esq.,
Architectural Director,
H.H.B. Construction Ltd.,
62a High Street,
POTTERS BAR,
Herts.

17 Dwellings
at Rear of 16-38 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 20th April, 1978, and received with sufficient particulars on 24th April, 1978, and shown on the plan(s) accompanying such application, including the additional drawing L.582-2A received on 5th June, 1978.

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

It is considered that the proposal as submitted represents an over-development of the site in that the arrangement of the proposed dwellings pays insufficient regard to existing trees on the site and the character of the immediate vicinity, thereby resulting in considerable detraction from environmental conditions in that area.

Dated 22nd day of June, 1978.

Signed [Signature]
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.