

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr M A Moy
'The Old House'
Box Lane
Hemel Hempstead
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

.... Change of use of cottage to offices

at The Old House, Box 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 31. March 1987 and received with sufficient particulars on 8. April 1987 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 proposal is contrary to Policy 53 of the Dacorum District Plan wherein planning permission for changes of use of existing buildings to offices will only be granted where the proposal is located within the commercial areas of Hemel Hempstead, Berkhamsted or Tring as defined on the Proposals Map.
2. The proposed development would result in the loss of a satisfactory unit of residential accommodation contrary to the provisions of Policies 56 and 61 of the adopted Dacorum District Plan.

Dated 28 day of May 19 87

Signed *William Barnard*

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.



Department of the Environment

Room

15/12

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CHIEF EXECUTIVE
OFFICER

19 NOV 1987

22838

C.P.O.	D.P.	D.C.	B.C.	Ack.	Your reference
CHIEF EXECUTIVE		✓			4/0529/87
DACORUM BC					
CIVIC CENTRE					
HEMEL HEMPSTEAD					
HERTS.					
Received				19 NOV 1987	APP/A1910 1A/87/
Comments				Date	17.11.87
HPT 1HH					73005

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL by Michael Arnold May, re: "The Old House",
15 Box Lane, Boxmoor, Hemel Hempstead.

I refer to

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

on Tuesday, the 24 Nov 1987, at 10.00 a.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 arrange-
ments previously made. We would recommend that any
notice of the inquiry posted on or near the appeal site
or in any public place should be over stamped to show
that it has been cancelled.

Yours faithfully

A. G. GADSBY

Please note that the
appeal has been withdrawn
and no further action will
be taken on it.

TCP 208G/84

HMSO Btl 349247/2

file