

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

DD

To Miss K O'Neill
The Red House
Little Gaddesden
Nr Berkhamsted
Herts

Martin O'Rourke Associates
The Barn
Elms Farm
Barkway
Royston
Herts SG8 8EA

..... Conversion of outbuildings to form one dwelling.....
.....
at ... The Red House, The Green, Little Gaddesden.....
... Herts.....

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 10.3.89 and received with sufficient particulars on 3.4.89 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 site is within a rural area beyond the Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The local planning authority is not satisfied that the building is redundant such as to justify the grant of planning permission contrary to the restrictive policies and general presumption against new development in the rural area.

-continued.....

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.

4/0604/89 (Continued)

3. The loss of the garaging for The Red House is likely to result in future proposals for the construction of new garages for that building, and a pool equipment room. Such a proposal would be contrary to restrictive rural policies, and be detrimental to the setting of the Listed Building, and the character and appearance of the Conservation Area.
4. The proposal to construct a 1.8 m high brick wall within 3 m of The Red House would be detrimental to the spacious and open setting of the Listed Building.

Dated Seventeenth day of August 1989

Signed

A handwritten signature in dark ink, appearing to read 'Colin Barnard', written over a horizontal line.

CHIEF PLANNING OFFICER