

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF DACORUM  
 IN THE COUNTY OF HERTFORD .....

British Rail Property Board,  
 Eastern Region, &  
 To Messrs. Steenson, Warming, Mulcahy & Partners,  
 Hempstead House,  
 HEMEL HEMPSTEAD,  
 Herts. HP1. 1DP.

Messrs. Lloyd Lusty Partnership,  
 27 St. Cuthberts Street,  
 BEDFORD.

Office Block, formation of car park and alterations to  
 forecourt,  
 at .. Hemel Hempstead Railway Station, London Road, 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  
 18th May, 1978,  
 23rd June, 1978,  
 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:—

Policy No. 3 of the submitted County Structure Plan Written Statement states that where a significant increase in employment is proposed permission will be refused unless it can be proven to the satisfaction of the local planning authorities that it is essential in the national or regional interest and desirable in the local interest for that activity to be located in the County. This application, which involves a significant employment increase, is not supported by evidence of such need and is therefore unacceptable in the terms of this policy.

2. The proposed development does not accord with the provisions of Policy No. 6 of the submitted County Structure Plan Written Statement which restricts office development to existing commitments at 1st January, 1976. The site, which is included within a primarily residential allocation in the approved Development Plan and Hertfordshire 1981 is not so committed.

3. The proposed development would result in a significant increase in the number of traffic movements in a primarily residential street (Roughdown Road) to the detriment of the general amenities currently enjoyed by nearby residents.

Dated ..... 3rd ..... day of ..... August, ..... 19 78..

Signed

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.