



Department of the Environment

Room 1202

Tollgate House Houlston Street Bristol

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PLANNING DEPARTMENT  
DACORUM DISTRICT COUNCIL

Ack.

Admin.

File

13 MAR 1990

Chief Planning Officer

Dacorum BC

Civic Centre

Hemel Hempstead

Herts HP1 1HH

Your reference

4/0758/89

Our reference

APP/A101A/89 188

Date

14040

9 march 1990

Dear

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY ASTJ STUDIOS Ltd  
CONCERNING Bedford St Berkhamstead

I am writing to inform you that the site inspection which was scheduled to take place on w/c 19 march 90 at \_\_\_\_\_ am/pm has been cancelled.

~~A fresh date for the site visit will be arranged as soon as possible.~~

Yours faithfully

(appeal withdrawn)

V. J. Hanlon (miss)

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



**DACORUM BOROUGH COUNCIL**

To Astu Studios Ltd.  
Bedford Street  
Berkhamsted  
Herts.

Mr. P.J. Fountaine  
28 Castle Street  
Berkhamsted  
Herts.

Five dwellings (Outline)  
.....  
.....  
at Land adjacent to 4 William Street/9 Bedford Street,  
Berkhamsted, 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 .....20 April 1989..... and received with sufficient particulars on .....24 April 1989..... 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 represents a gross overdevelopment of the site which is inadequate to accommodate the proposed development together with the necessary provision and satisfactory layout of vehicle parking and amenity space facilities.
2. In the absence of detailed plans illustrating the provision of necessary windows and other openings, to prove otherwise, the proposal is likely to have a seriously detrimental effect on the amenities of adjacent and nearby dwellings by reason of overlooking.
3. The proposed three storey development, by reason of its general height in comparison to nearby and adjacent development, would appear out of character with the locality and would be seriously detrimental to the appearance of the overall street picture of Bedford Street.

Dated .....7th..... day of ...September..... 19 89

Signed.....*Wm Bennett*.....

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.