

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

DD

To Mr Phillip Morgan
64 High Street
Bovingdon
Herts

..... Double Garage and Oil Tank

.....

at 10 Cromer Close, 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 dated16.4.89..... and received with sufficient particulars on24.4.89..... 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 adopted Dacorum District Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in terms of this policy.
2. The proposed garage due to its height, mass, design and prominent position in this rural area would adversely affect the visual appearance of the locality and would detract from the character of the area.

Dated ...Eighth..... day of August..... 19 89

Signed.....*Wm B. Mark*.....

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.

IMPORTANT:- THIS COMMUNICATION AFFECTS YOUR PROPERTY

DACORUM BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1971 (as amended)
ENFORCEMENT NOTICE

Operational Development
10 Cromer Close
Little Gaddesden Hertfordshire

W H E R E A S:

- (1) It appears to the Dacorum Borough Council ("the Council") being the local planning authority for the purposes of s.87 of the Town and Country Planning Act 1971 ("the Act") in this matter, that there has been a breach of planning control within the period of 4 years before the date of issue of this Notice on the land or premises ("the Land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of the building, engineering, mining or other operations described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council considers it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of its powers contained in the said section 87, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council requires that the steps specified in Schedule 3 below be taken in order to remedy the breach [in order to remove or alleviate any injury to amenity which has been caused by the development] within the period of four months from the date on which this notice takes effect [~~the period specified in respect of each step in that schedule~~].

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of s.88(10) of the Act, on 22nd October 1990.

SCHEDULE 1

Land or premises to which this Notice relates

10 Cromer Close Little Gaddesden Hertfordshire

shown edged red on the attached plan

SCHEDULE 2

Alleged breach of planning control

Partial erection of a garage structure shown edged blue on the attached plan

SCHEDULE 3

Steps required to be taken

Removal of the said garage structure

Issued 7th September 1990

Council's address:

Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

(signed) K. M. Purdy

(Designation) Director of Law and Administration
(The Officer appointed for this purpose)

THE ANNEX

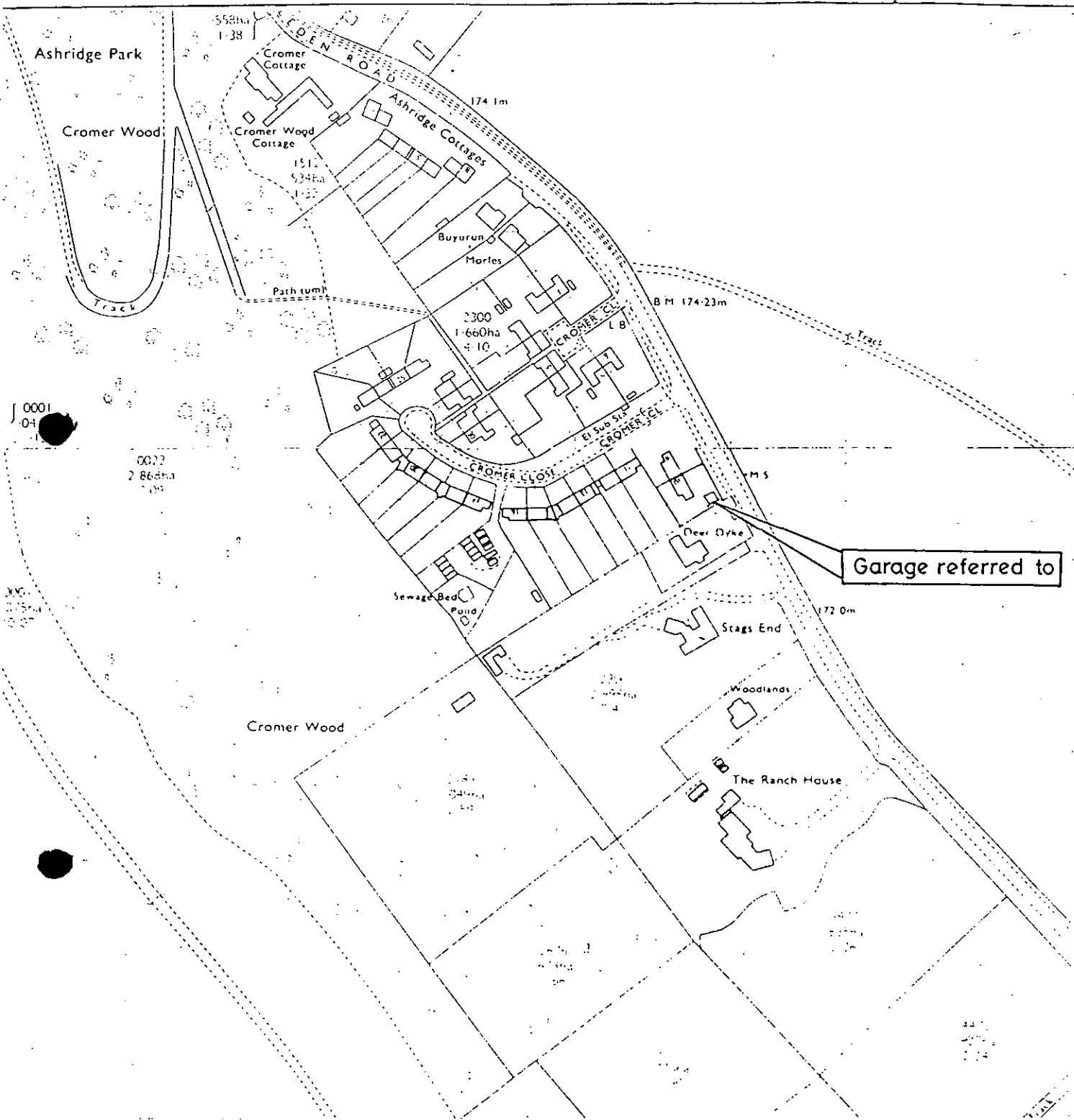
This information is given in pursuance of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 1981 and Circular 38/81.

The Council, as the local planning authority, considers it expedient to serve this Notice upon you for the following reasons:

1. The adopted Dacorum District Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The development is unacceptable in terms of this policy. The garage structure, due to its height, mass, design and prominent position in this rural area adversely affects the visual appearance of the locality and detracts from the character of the area.

LOCATION

10 CROMER CLOSE, LITTLE GADDESSEN.



PLAN REFERRED TO IN ENFORCEMENT NOTICE
DATED 7th September 1991 (date)

C.G.B. Barnard
Chief Planning Officer
Dacorum Borough Council
Hemel Hempstead

Scale 1:2500
Plan no.

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SCHEDULE 3

Steps required to be taken

X
Removal of the said garage *structure*

Issued

19

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Marlowes
Hemel Hempstead
Herts HP1 1HH

(signed) _____

(Designation) _____
(The Officer appointed for this
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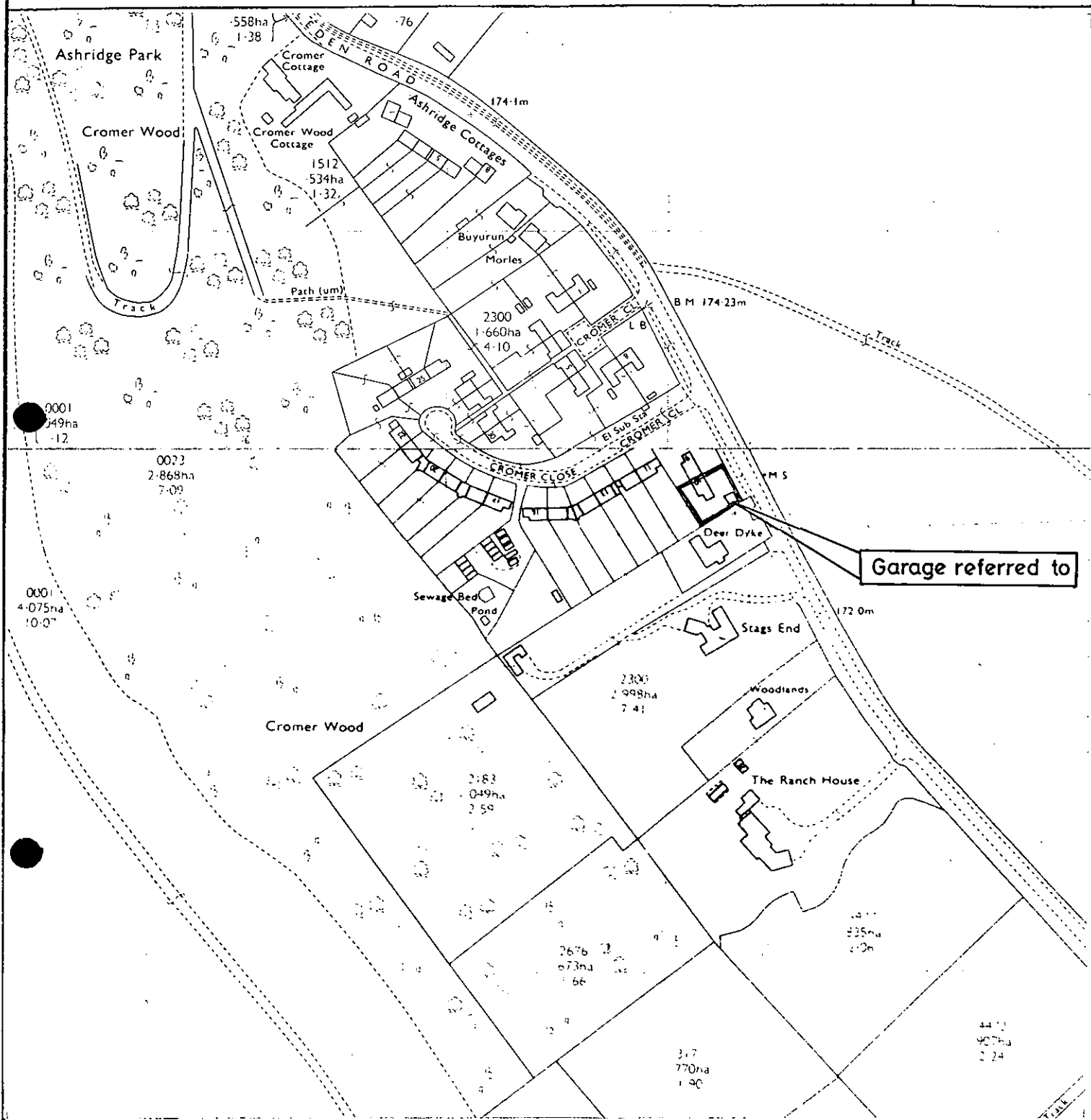
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