



Planning Inspectorate

Department of the Environment

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CHIEF PLANNING OFFICER
DACORUM BC
CIVIC CENTRE
HEMEL HEMPSTEAD
HERTS. HP1 1HH

Your reference

4/0777/90

Our reference

APP/ A1910/A/90/166750

Date

21st January '91

Dear Sir(s)/Madam

TOWN AND COUNTRY PLANNING ACT

APPEAL BY: *SDC Property Investment*

RE: SITE AT *46-56 Alexandra Rd. Hemel Hempstead*

I am writing to tell you that *this appeal has ~~these~~
~~appeals have~~ been withdrawn and we will be taking no
further action on *it/~~them~~.

Yours faithfully

P. H. Bell

PLANNING DEPARTMENT
DACORUM BOROUGH COUNCIL

Ref.					Ack.		
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File	
Received					22 JAN 1991		
Comments							

208B/August 89

HMSO Bristol 053344/1

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To IDC Property Investments
IDC House
23 St James' Square
London SW1Y 4JH

Lardi Cox and Partners
1 The Old School House
George Street
Hemel Hempstead
Herts.

..... Redevelopment for offices, 9 flats and car parking...
..... (modified scheme)
at 46 - 56 Alexandra Road, Hemel Hempstead, 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 15 May 1990 and received with sufficient particulars on 24 May 1990 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 location of the three additional car parking spaces on the access ramp close to the junction of the site access with Alexandra Road would, as a result of vehicle turning and manoeuvring, be likely to give rise to conflicts with both vehicles and pedestrians to the detriment of highway safety.
2. The introduction of 14 rooflights into the roof of the building would seriously detract from the appearance of the building to the detriment of the street scene.

Dated 21st day of June 19 90

Signed.....

~~Chief Planning Officer~~

Director of Planning

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 the date 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.