

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

## DACORUM BOROUGH COUNCIL

To Fiona Strong  
Corner Cottage  
15 High Street  
Flamstead  
Herts

..... Change of use of dwellinghouse to office .....

at ... 15 High Street, Flamstead .....

Brief  
description  
and location  
of proposed  
development.

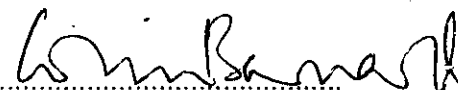
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated ..... 19. May 1986 ..... and received with sufficient particulars on ..... 9. June 1986 ..... 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 the Metropolitan Green Belt wherein it is the policy of the local planning authority not to permit development unless it is for agriculture or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The use of the site for office purposes is unacceptable in the terms of this policy.
2. Change of use of an existing building to offices will normally only be permitted when the proposal is located within the commercial area of the town centre of Hemel Hempstead, Berkhamsted and Tring as defined by the Proposals Map of the Dacorum District Plan. The use of the site for office purposes would be contrary to the terms of this policy and no exceptional and particular local need has been advanced to justify such development in this village.
3. The use of the site for offices would result in the loss of a residential unit capable of continued use as a dwellinghouse and is contrary to Policies 56 and 61 of the Dacorum District Plan.

Dated ..... 14 ..... day of ..... August ..... 19 .. 86.

Signed.....



SEE NOTES OVERLEAF

P/D.15

Chief Planning Officer

4. The use of the part of the dwellinghouse as offices by reason of the type of activity and resultant increased movements to and from this site would adversely affect the amenities enjoyed by the occupiers of adjacent residential properties.

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.