

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

AJP



## DACORUM BOROUGH COUNCIL

To Control Securities PLC  
82/83 Eccleston Square  
London  
SW1V 1PS

Aitchisons  
63 Marlowes  
Hemel Hempstead  
Hertfordshire

## Residential Development (Outline)

at Land adj Canal Cottage, New Road, Northchurch

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 21 April 1987 and received with sufficient particulars on 3 June 1987 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 on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The site is not within the built-up area of Berkhamsted as shown in the Dacorum District Plan and the site is not identified on the Proposals Map as a site for development. The proposal does not therefore comply with Policies 64 and 65 of the Dacorum District Plan and sufficient land is included in the District Plan to meet housing control levels set out in the Hertfordshire County Structure Plan.

Dated 9 day of July 1987 /Continued....

Signed.....

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

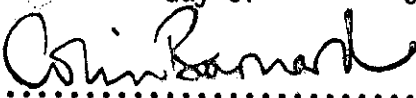
#### NOTE

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 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.

Reasons for Refusal /Continued.....

3. The proposed development would have a major and adverse impact on general and visual amenities in the part of Berkhamsted and Northchurch and would detract from the character of the area, part of which falls within the Chilterns Area of Outstanding Natural Beauty.
4. In the opinion of the local planning authority, the network of roads and junctions in the vicinity of the application site is inadequate to carry the additional traffic likely to be generated by the proposed development. In particular any increase in traffic using the sub-standard junction between New Road and the A41 would give rise to conditions prejudicial to road safety.

Dated 9 day of July 1987

Signed .....  .....

Designation ..... CHIEF PLANNING OFFICER .....