

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr J Grainger-Carr
6 St John's Road
Hemel Hempstead
Herts

Jagor Limited
TGP House
45-47 High Street
Cobham Surrey

	Rear conservatory
.....	
.....	
at	6 St John's Road, Hemel Hempstead
.....	
.....	

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
 5 May 1988 and received with sufficient particulars on
 11 May 1988 and shown on the plan(s) accompanying such
 application.

The reasons for the Council's decision to refuse permission for the development are:—

The proposed extension, by virtue of its size and proximity to the boundary would result in an unneighbourly form of development resulting in loss of light, aspect and privacy to the adjoining property.

Dated Twenty-fifth day of August 1988

Signed

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.



PLANNING INSPECTORATE
DEPARTMENT OF THE ENVIRONMENT

Room 1404

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927

Switchboard 0272-218811

PLANNING DEPARTMENT GTN 2074
DACORUM BOROUGH COUNCIL

Lifestyle Conservatories

TGP House
45-47 High Street
CHOBHAM
Surrey
KT11 3DP

Ref.	Ack.					
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File

Your reference

JDM/CW

Our reference

T/APP/A1910/A/88/104829/P2

Date

Received 18 MAY 1989

17 MAY 89

Comments

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR J GRAINGER-CARR
APPLICATION NO: 4/0874/88

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Dacorum Borough Council to refuse planning permission for a rear conservatory at 6 St John's Road, Hemel Hempstead. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on 16 March 1989.

2. I have considered your submissions that planning permission is not required. It appears to me that since the proposal, based upon the amended Plan Drawing No 2/1, represents less than 15% of the volume of the existing house, is less than 115 cubic metres and does not exceed 4 metres in height, it is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning General Development Order 1988. I therefore propose to take no further action on this appeal.

I am Gentlemen
Your obedient Servant

Mary A. McClune.

MARY A McCLUNE DipTP MRTPI
Inspector

29475

CHIEF EXECUTIVE
OFFICER

18 MAY 1989

File ref.

Refer to

Cleared

18/5



date 18 October 1988
your reference
our reference LK/PEC/4/0874/88
contact Mrs Kirkpatrick/Miss Bochnacki
extension 2579



DACORUM BOROUGH COUNCIL

twinned with Neu-Isenburg
West Germany

Civic Centre Hemel Hempstead Herts HP1 1HH
Telephone (0442) 60161 Switchboard
(0442) Directline

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971
APPEAL BY:- MR P GRAINGER-CARR
CONCERNING:- 6 ST JOHN'S ROAD, HEMEL HEMPSTEAD
PROPOSED DEVELOPMENT:- REAR CONSERVATORY
APPEAL STARTING DATE:- 6 OCTOBER 1988

I write to inform you that an Appeal has been lodged with the Secretary of State for the Environment in respect of the above site. The appeal follows the refusal of planning permission by this Council.

The Appeal is to be dealt with in writing, the appellant has submitted his grounds of Appeal to the Secretary of State, and a copy is available for inspection in my department during normal office hours. The Council will also be submitting a statement. The Appeal will be decided on the basis of an exchange of these written statements and a site visit by the Inspector. As part of the Council's statement, I shall be sending to the Secretary of State and the appellants a copy of your observations on this proposal that you sent to me at the application stage. If you wish these to be withdrawn, or to make any additional comments, you should send these direct to the Department of the Environment at Room 10/23 Tollgate House, Houlton Street, Bristol BS2 9DJ, quoting DoE Reference Number APP/A1910/A/88/104829. You should write within 28 days of the Appeal starting date (above) to ensure that your comments can be taken into account, and you should note that copies of your letter will be sent by the Department to the Council and the appellant. The Department has suggested that, with this in mind, it would be helpful if two additional copies were sent to them.

Please note that you need not wait for the Council's statement to ~~the~~ be prepared before sending your comments. If you would like to receive a copy of the Secretary of State's decision letter or wish your correspondence to be acknowledged, you should mention this in your letter.

Yours faithfully

CHIEF PLANNING OFFICER

4/0874/88 APPEAL BY MR P GRAINGER-CARR

CONCERNING - 6 ST JOHN'S ROAD, HEMEL HEMPSTEAD

PEOPLE NOTIFIED

Mr W J Cleeve, 8 St John's Road, Hemel Hempstead

Owner/Occupiers, 71 Park Road and 264 Cotterells, Hemel Hempstead