

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Mr. and Mrs. R. Burchmore
West Leith Farm
Tring
Herts.

Brian Branwhite, Esq.
Surveyor
Barclays Bank Chambers
65 High Street
Tring HP23 4AD

..... Conversion of farm buildings to nine residential
..... units
at West Leith Farm, West Leith, Tring, 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 9 May 1988 and received with sufficient particulars on 12 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:—

1. The proposed development would be likely to result in the relocation of existing portal framed agricultural buildings to the detriment of the visual amenity of the locality which is within the Chilterns Area of Outstanding Natural Beauty where there is a special regard to the impact of new development.
2. The alterations to the north-west external elevation of the buildings which abut Public Footpath No. 32a would introduce alien urban elements to the appearance of the complex of the farmstead to the detriment of the visual amenity of the Chilterns Area of Outstanding Natural Beauty where there is a special regard to the impact of new development.
3. The incorporation of roof lights, the detailing of garage doors, the siting of garages, the provision of a roof garden, the fenestration of Unit 4 and the retention of the existing bungalow within the layout would detract from the overall character of the barn complex.

Cont.

Dated day of 19

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.

Ref. 4/0889/88

4. The scheme fails to indicate details of the proposed garages, the layout of first floor accommodation, the intended use of the existing site of the main portal frame building and the features of the roof structure to be retained.

Date 11 August 1988

Signed 
Chief Planning Officer