



Department of the Environment and
Department of Transport
Common Services

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DACORUM DISTRICT COUNCIL

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CHIEF EXECUTIVE
OFFICER

25 FEB 1987

File Ref.

Ref. to C.O. 25/2

Clerk

(109)

G.F. Hocking Esq
19 High Street
Flamstead
ST. ALBANS
Herts AL3 8BX

Ref.		Act.			
C.P.O.	D.P.	D.C.	B.C.	Admin.	File
Received 26 FEB 1987					
Comments					

Your reference

Our reference

T/APP/A1910/A/86/58277/P2

Date

24 FEB 87

1) MB
2) RB
3) RB
4) D.A.M. 2

Sir

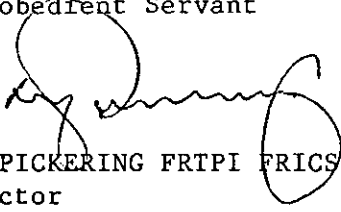
TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO:- 4/0956/86

1. I have been appointed by the Secretary of State for the Environment to determine your appeal. This appeal is against the decision of Dacorum Borough Council to refuse planning permission for the erection of an entrance porch at 19 High Street, Flamstead. I have considered the written representations made by you and the district and parish councils. I inspected the site on Tuesday 23 December 1986.
2. I consider the central question in this case to be the effect of the appeal development on the appearance and character of the surroundings.
3. I saw that the appeal site is one of a pair of attractive semi-detached houses, apparently connected to a village shop of quite different appearance. To the east of the shop there are modern dwellings but in the opposite direction much older traditional village buildings line the approach to Chapel Road.
4. In this part of High Street there is a wealth of historical character in the buildings but, equally, there is also considerable variety in styles, detailing and materials. It is rightly accorded the status of a conservation area but because of this diversity of appearance I discovered no compelling sense of architectural unity that would be offended by the provision of a porch at the appeal site.
5. Although your house is seen easily because of its roadside location, it did not strike me as unduly more prominent than many of the other buildings in the vicinity. Nor, despite their undoubted attractiveness, is there such symmetrical order about nos. 17 and 19 that the small front addition proposed, in matching bricks and tiles, would be noticeably disturbing to the visual composure of the dwellings or the street.
6. The council has not taken exception to the appearance of the porch in isolation and it is my view, in the setting that I have described, that the project would not be materially out of keeping with the surroundings or adversely affect the special character of the locality.
7. I have considered all the other matters raised but none are sufficient to persuade me that there are cogent objections to what you have in mind.

8. For the above reasons, and in exercise of the powers transferred to me I hereby allow your appeal and grant planning permission for the erection of an entrance porch at 19 High Street, Flamstead, in accordance with the terms of the application (no.4/0956/86) received by the council on 4 July 1986, and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun not later than 5 years from the date of this letter.

9. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant



TONY PICKERING FRTP I FRICS
Inspector

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

To Mr G F Hocking
19/21 High Street
Flamstead
Herts

Porch

at 19/21 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 Undated 4.7.86 and received with sufficient particulars on 4.7.86 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 porch due to its bulk and design is unsympathetic to the character of the property and by reason of its prominent location would be detrimental to the visual amenities of a designated Conservation Area.

Dated 19 day of August 1986

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.