

DC.12

**TOWN AND COUNTRY PLANNING ACT 1971
BUILDINGS OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST**

Town Planning
Ref No 4/0963/88LB
Other Ref No

THE BOROUGH COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To: Mr M Luddy
49 Ridge Lea
Hemel Hempstead
Herts

Mr D Bradford
38 Green End Road
Hemel Hempstead
Herts

..... Three Storey Side Extension
..... & Conversion into 5 Flats
..... at 1 Roughdown Villas Road
..... Hemel Hempstead, Herts.

Description and
location of
proposed works

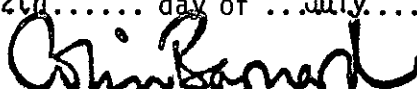
In pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder the Council hereby refuse the grant of Listed Building Consent to the works described above and proposed by you in your application dated 20.5.88 and received with sufficient particulars on 20.5.88 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse Listed Building Consent for the works proposed are:

1. The proposed extensions by reason of their overall bulk and design would dominate and consequently detract from the character of the property and disrupt the symmetry of this group of Listed Buildings.
2. The development proposed is excessive and constitutes an overintensive use of the site which would prove severely injurious to the general character and amenity of this group of Listed Buildings.

Dated 12th day of ... July 1988

Signed



CHIEF PLANNING OFFICER

NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of receipt of this Notice, appeal to the Secretary of State for the Environment in accordance with paragraph eight of Schedule 11 to the Town and Country Planning Act 1971. Appeals must be made on a form which is obtainable from the Department of 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.
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State 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 works which have been or would be permitted, he may serve on the Council of the district in which the land is situated, a Listed Building Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provisions of s.190 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.171 of the Town and Country Planning Act 1971.

08.00 plans and documents

08.01

The following plans and documents may be produced in evidence or referred to at the inquiry :

1. Hertfordshire County Structure Plan 1986 Review
2. Dacorum District Plan
3. any correspondence relating to the application
(and to the current application)
4. decision notice relating to the appeal referred to
by the council
5. report of the Chief Planning Officer to Development Control
Committee
6. representations and consultations relating to the
application
7. an updated Ordnance Survey Extract relating to the appeal
site and its surroundings
8. relevant Department of the Environment circulars
9. relevant Planning Policy guidance Notes
10. DB32 Residential Roads and Footpaths
11. Residential Roads in Hertfordshire
12. Chilterns Area of Outstanding Natural Beauty -
review of boundaries : consultation statement 1986

TOWN AND COUNTRY PLANNING ACT 1971

NOTICE IS HEREBY GIVEN THAT

MR R S FOSTER

THE INSPECTOR, APPOINTED BY

THE SECRETARY OF STATE FOR THE ENVIRONMENT

UNDER PARAGRAPH 1(1) OF SCHEDULE 9 TO THE TOWN AND COUNTRY PLANNING ACT 1971

TO DETERMINE THE APPEAL,

WILL ATTEND AT

BULBOURNE ROOM

CIVIC CENTRE

HEMEL HEMPSTEAD

ON TUESDAY THE 18TH OF JULY 1989

AT 10.00 AM

TO HOLD A LOCAL INQUIRY INTO THE APPEAL BY

MRS G HEALEY AGAINST THE DECISION OF DACORUM DISTRICT COUNCIL WHO HAVE REFUSED TO PERMIT THE ERECTION OF 2 DWELLING HOUSES, AND ALTERATIONS TO ACCESS (OUTLINE) ON THIS SITE NAMELY: 'MEDLAR TREE', GRAVEL PATH, BERKHAMSTED.

D A C MARSHALL
AN ASSISTANT SECRETARY IN THE DEPARTMENT OF THE ENVIRONMENT

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

CERTIFICATE UNDER SECTION 27 (1)(b)

certificate B

We hereby certify that :

the appellant has given the required notice to everyone else
who, at the beginning of the period twenty one days ending
with the date of the accompanying appeal, was the owner of
any part of the land to which the appeal relates, as listed
below :

owner's name	address at which notice was served	date on which notice was served
LONDON AND PROVINCIAL DEVELOPMENTS LIMITED	63 PENFOLD STREET LONDON NW8 8PQ	

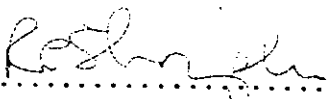
CERTIFICATE UNDER SECTION 27 (3)

agricultural holdings certificate

We hereby certify that :

none of the land to which the appeal relates is, or is part
of, an agricultural holding.

signed

:  R C SHRIMPLIN

on behalf of

: MRS ENA HEALEY

date

: 25 APRIL 1988

TOWN AND COUNTRY PLANNING ACT 1971

NOTICE UNDER SECTION 27 AND 36 OF APPEAL

proposed development at ..MEDLAR TREES... GRAVEL PATH...
.....BERKHAMSTED...HERTFORDSHIRE.....
we give notice thatMRS. ENA HEALEY.....
having applied to theDACORUM BOROUGH COUNCIL.....
.....
toDEMOLISH EXISTING HOUSE &.....
.....AND ERECT TWO DETACHED HOUSES WITH GARAGES AND ALTER ACCESS.....

is/~~are~~ appealing to the Secretary of State for the Environ-
ment against the decision of the council.

Any owner* of the land who wishes to make representations
about this appeal should write to the Secretary, Department
of the Environment at Tollgate House Houlton Street
Bristol Avon BS2 9DJ, within twenty one days of the
date of service of this notice.

- * "owner" means a person having a freehold interest or a
leasehold interest the unexpired term of which is not
less than 7 years, or, in the case of development consist-
ing of the winning or working of minerals, a person
entitled to an interest in a mineral in the land (other
than oil, gas, coal, gold or silver).

signed :  R. C. SHRIMPLE.....

on behalf of : ...MRS. ENA HEALEY.....

date : ..25. APRIL 1989.....

(note: this notice to be served on an owner)

REFUSED FOR THE FOLLOWING REASONS:

- ① The submitted details fail to indicate the appearance of the wooded embankment between the frontage of the application site and Gravel Path that would result from engineering operations to provide both sight lines and radii involved in the improvement of the existing substandard vehicular access to serve the proposed dwellings. Major earthworks to the embankment would be likely to detract from the semi-rural character of Gravel Path, including the loss of and adverse effect upon existing trees which are of high amenity value.
- ② Sight line to the south encroaches on land not within control of applicant. Required visibility cannot be achieved by the proposal & ∴ fails to provide satisfactory means of access