D.C.4

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/1011/77

Other Ref. No. .....

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD .....

.....

To Mr. A. E. Frazier,
Amalgamated Builders (Pitstone) Ltd.,
Great Seabrook House,
Cheddington,
LEIGHTON BUZZARD,
Beds.

Messrs. D. F. Smith & Associates,
117 High Street,
BERKHAMSTED,
Herts.

One Dwelling
.....
.....
at Adj. 17 Vicarage Site, Long Marston, Nr. Tring.
.....
.....

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 19th September, 1977, and received with sufficient particulars on 20th September, 1977, 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 deprive the current development of adequate amenity space as originally permitted and would therefore be overdevelopment.

2. The erection of a dwelling as proposed would be detrimental to the visual amenity of Church View.

3. The proposed development would affect existing mature trees.

Dated 27th day of October, 1977.

Signed .....

Designation Director of Technical Services.

26/20

SEE NOTES OVERLEAF

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) 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 section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) 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.

(3) 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 District 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.

(4) 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 section 169 of the Town and Country Planning Act 1971.