

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr. J. Allen
29 Evelyn Road
Dunstable

Mrs. K. Holmes
3 London Road
St. Albans, Herts.

Change of use to light industry

at 2 Albert Street, Maryate

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 **18th July 1983** and received with sufficient particulars on **3rd August 1983** 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 represents the expansion of a use which is inappropriately located in a predominantly residential area and would have an adverse effect on the amenities and environment of nearby residential properties.
2. There is no provision for vehicle parking within the site to meet standards adopted by the local planning authority.
3. Access to the proposed development is inadequate and unsuitable for the additional traffic which would be generated.
4. The proposed development would have a seriously detrimental effect on the general character and amenity of a designated Conservation Area.

.../continued

Dated 13th day of October 19 83

Signed:

Chief Planning Officer

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, Tollgate House, Moulton 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.
- (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.

4/1024/83

Reasons (cont'd)

5. The site is in an area without notation on the Approved Hertfordshire County Development Plan 1971 and is not allocated for industrial development. The proposal is therefore contrary to District Plan Policies 2, 4 and 48.
6. The proposal is contrary to the provisions of Policy 61 of the deposited Dacorum District Plan in that it would result in the net loss of a satisfactory unit of residential accommodation.

Dated13th..... day ofOctober..... 1983

Chris Barnard

Signed:

Designation: .CHIEF PLANNING OFFICER.....