

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To Holywell Properties Ltd  
11/13 Alexandra Road  
Hemel Hempstead

New Homes Marketing Ltd  
6A Lake Street  
Leighton Buzzard

Office building
.....
at 121 High Street, Berkhamsted
.....

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 14 July 1987 and received with sufficient particulars on 14 July 1987 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 building by reason of its mass and design, would adversely affect the setting of adjoining listed buildings and would be detrimental to the character of this part of the Berkhamsted Conservation Area.
2. The proposed development would affect adversely the amenities of the neighbouring residential property.
3. The application site includes part of the curtilage of 125 High Street, Berkhamsted in respect of which planning permission has recently been granted for development. The present proposal would adversely affect the provision of a satisfactory means of access to 125 High Street and would be likely to prejudice the proper future development of this site.
4. Access to the proposed development is inadequate and unsuitable for the additional traffic which would be generated.
5. There is inadequate provision for vehicle parking and turning space within the site to meet standards adopted by the local planning authority.

Dated ..... 20 ..... day of ..... August ..... 19.87...

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.