

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To IDC Property Investments Ltd.
IDC House
23 St. James' Square
London SW1Y 4JH

Lardi Cox and Partners
1 The Old School House
George Street
Hemel Hempstead
Herts.

..... Redevelopment for offices, residential and parking (Outline) at 46 - 56 Alexandra Road, Hemel Hempstead, Herts.

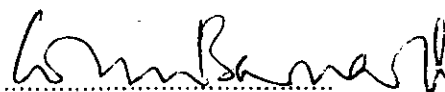
Brief
description
and location
of proposed
development.

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 7 June 1988 and received with sufficient particulars on 8 June 1988 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 is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The application site lies outside the Commercial Area of Hemel Hempstead and therefore the introduction of offices will be contrary to Policy 53 of the adopted Dacorum District Plan.

Dated 11th day of ..August..... 1988

Signed..... 

SEE NOTES OVERLEAF

P/D.15

Chief Planning Officer

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.

Nos. 27 and 37 were granted permission recently for conversion into consulting rooms for the NSPCC (with a personal condition imposed).

There remains a very strong demand for housing and I am of the opinion that the site is more suitable for residential use. The illustrative details of the scheme show a three and four storey building across the whole width of the site, with the four storey element on the corner with Midland Road. Although Rosetta House to the west is 7 storeys in height, the proposed building should relate to the properties in Midland Road which are predominantly two storeys with rooms in the roof. The introduction of a three and four storey building could well be overdominant to the surrounding properties and to the general views on this important corner site. The whole of the area at the rear of the building is to be laid out for car parking. The proposal involves the vertical division of the office accommodation into four small separate units which is one of the applicant's justification for the scheme. Bearing in mind that consideration may be given to increasing the car parking standards, I consider that the most appropriate standard to apply to this proposal is for small office development (i.e less than 500 sq m) resulting in a requirement of 31 spaces. A further 15 spaces are required for the 12 flats (assuming that the flats have one bedroom). Only 43 spaces are provided which is insufficient for the proposal. *

The flats have no amenity space or sitting out area, except individual balconies which look out onto Midland Road and the parking area. The proposal relies on a small open area adjacent to Wessex Court to provide its setting, as there is no provision within the site.

In conclusion the proposal will introduce considerable office floorspace into this residential area which will undermine the future of surrounding residential properties. There are no exceptional circumstances to justify an exception to the Council's adopted policy. Furthermore, the scheme represents an overdevelopment of the site indicated by the underprovision of car parking and the poor environment for the flats.

✓ RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:

1. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The application site lies outside the Commercial Area of Hemel Hempstead and therefore the introduction of offices will be contrary to Policy 53 of the adopted Dacorum District Plan.

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