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TOWN & COUNTRY PLANNING ACTS 1971 and 1972

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V TH	HE COUNTY OF HERTFORD ( )	
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	Mr. R. Stone,	mr. P. J. Fountains.
0	Corner Farm, Mettleden,	BEHLMANIFED,
	MINIAL HEIGHTEAD,	Horto.
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	to consider the state of the shorter	MANUSCRIPT AND STREET
ممامد	in force thereunder, the Council hereby refuse	the development proposed by 900 in your extractions
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	for the Council's dictains to refuse person	usion for the development crops

The cito in within the Gulltures area of Outstanding Entural Season on the County Suvolopment Flan and in an area refurred to in the cabultted County Structure Flan Written Structured which thre is a prescription against further development unless it is essential for agricultural or other special local made - no justification has been proven to warrant departure from this principle.

Signed Control

Designation Director of Technical Services.

26/20

## NOTE

- It the applicant wighes to have an explanation of the reasons for this decision it will be given on request and a ricering arranged it necessary.
- It 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 30 of the Town and Country Planning Act 1974, within six months of recent of this notice. (Appeals must be made on a torin which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.I.) 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 prepated 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 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 subject to the conditions imposed by them, having regard to the statistical 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 entiting 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 enve on the District Edenkil 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 Sectedary of State on appeal or on a reference of the application to him. The circumstances is which such compensation is payable are set out in section 160 of the Town and Country Planning Act 1971.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/1129/78

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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No	4/1129/78
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Other Ref. No.	

HE DISTRICT COUNCIL OF	DACORUM	.,
N THE COUNTY OF HERTFORD		******
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N. D. G.		
Mr. R. Stone, Corner Farm.	Mr. P. J. Fountain 27 Castle Street.	e,
Nettleden,	BERKHAMSTED.	
HEMEL HEMPSTEAD.	Herts.	•
Herts.		
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One dwelling		
• • • •		
		Brief
Corner Farm, Pulridge Hill,	Nettleden.	description and location
		of proposed
	······	development.
		•
ing in force thereunder, the Council hereby re 14th August, 1978, 24th August, 1978, plication.	fuse the development proposed by you inand received with 'suand shown on the plan	ifficient <sup>:</sup> particulars o
reasons for the Council's decision to refuse pe	ermission for the development are:—	A S
The site is within the Chilte the County Development Plan and unty Structure Plan Written State ainst further development unless	d in an area referred to in tement within which there is a sit is essential for agricul	the submitted a presumption ltural or other
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Signed DAR Signed

Designation Director of Technical Services.

## **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.