

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

T. J. E. Greatorex & Partners
45 High Street
Kings Langley
Herts

Messrs Aitchisons
63 Marlowes
Hemel Hempstead
Herts

Demolition of existing store and erection of two
storey office building
at Parts of 'Saracens Head' Public House and
45 High Street, Kings Langley

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 August 1984 and received with sufficient particulars on 5th September 1984 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 proposal is contrary to Policy 53 of the Dacorum District Plan which states that planning permission for new offices or change of use of existing buildings to offices will normally only be granted where the proposal is located within the "commercial area" of the town centres of Hemel Hempstead, Berkhamsted and Tring, as defined on the "Proposals Map".
- (2) The proposed building, by reason of the design of rooflights and fenestration is considered to be detrimental to the visual amenities of this designated Conservation Area.
- (3) The increased use of the access which is substandard in width and visibility is likely to give rise to conditions prejudicial to highway safety.

Dated7th..... day ofNovember.....19.84...

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, 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.
- (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.



Department of the Environment

Room 15103

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 2374

Switchboard 0272-218811

Chief Executive, Dacorum DC

Civic Centre

Hemel Hempstead

Herts. HP1 1HH.

Your reference

4/1195/84

Our reference

APP/A1910

1A/85/

Date

28101

7 JAN 86

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL

By J.E. Greukorex & Anrs

I am writing to tell you that this appeal has been withdrawn and we will be taking no further action on it.

Yours faithfully

DM

14950

D. MILNE

CHIEF EXECUTIVE
OFFICER

PLANNING DEPARTMENT 9 JAN 1986						
DACORUM DISTRICT COUNCIL						
Ref.			Enter each			
C.P.O.	D.P.	D.C.	C.C.	Admin.	File	
					✓	
Received			- 9 JAN 1986			
Comments			Pl. enter into appeal & statutory registers.			

TCP 208B/84

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HAVE DONE