

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

## DACORUM BOROUGH COUNCIL

To Mr A Glyn  
65 Langley Hill  
Kings Langley

Poulter & Francis  
57 Marlowes  
Hemel Hempstead

Two dwellings and access (Outline)

at Rear 65 Langley Hill, 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 20th September 1985 and received with sufficient particulars on 25th September 1985 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 application site has no frontage to a highway and therefore no means of vehicular access or pedestrian access is available to the site other than the existing access to 65 Langley Hill which is considered unsatisfactory to serve the proposed development.
2. The proposed development would have limited space about the buildings which would be out-of-keeping with the character of the area leading to cramped and relatively overcrowded appearance with the consequent substantial loss of environmental quality and amenity. In addition the design and layout of the proposed development would create activity which would adversely affect the amenities enjoyed by the occupants of adjoining dwellings.
3. The development of this land should be carried out in association with the development of adjoining land to enable full consideration to be given to layout and design in relation to existing trees, hedges and dwellings and adjacent Conservation Area to avoid unrelated and haphazard development and multiplicity of vehicular accesses.

Dated 7th day of January 1986...

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.