TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/1325/87 Ref. No. 4/1325/87

Chief Planning Officer



## DACORUM BOROUGH COUNCIL

Τo	Rafferdene Property Co	Ltd
	29 High Street	
	Hemel Hempstead	

SEE NOTES OVERLEAF

P/D.15

C L Design Consultants PO Box 60 Harpenden

	Six 1 bedroom flats and associated parking		
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at .	26 Great Road, Hemel Hempstead	Brief description and location of proposed development.	
		development,	
	In pursuance of their powers under the above-mentioned Acts and the Orders and F	Regulations for the time	
	g in force thereunder, the Council hereby refuse the development proposed by you in July 1987 and received with s	your application dated ufficient particulars on	
The r	easons for the Council's decision to refuse permission for the development are:-		
1.	The proposal would if permitted, result in the introduction of a form of development out of character with the general pattern of development in this part of Great Road proving detrimental to the general amenity of the area.		
2.	The proposed building represents an unneighbourly and overbearing form of development and by reason of its siting, mass and height will result in significant harm to the amenities of the locality and to adjoining properties through loss of light, overlooking and overshadowing.		
3.	The proposed access and parking area will cause significant loss of amenity to the adjoining properties through noise and disturbance caused by the introduction of vehicle movements to the rear of this site.		
	Dated!stday ofOctober	19 .87 12	
	Signed	misan	

## NOTE

- If the applicant is aggrieved by the decision of the local 1. 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 (Appeals must be made on a form receipt of this notice. obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 The Secretary of State is not required to entertain appeal. 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.
- Journal of 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.