



# Planning Inspectorate

## Department of the Environment

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CHIEF PLANNING OFFICER  
DACORUM BC  
Civic Centre  
HEMEL HEMPSTEAD  
HERTS. HP1 1HH

Your reference 4/1365/89.

Our reference A1910/490/155360

Date 28th January 1991

Dear Sir(s)/Madam,

TOWN AND COUNTY PLANNING ACT

APPEAL BY: Clayfarm Properties Ltd

RE: SITE AT Leverstock Green Rd. Hemel Hempstead

I refer to our letter of 27th June about the above appeal. The local inquiry arranged for Tues day, the 26th February 1991, has now been cancelled because the appeal has been withdrawn.

Please bring this cancellation to the notice of anyone who may have taken note of the arrangements previously made. We would recommend that any notice of the inquiry posted on or near the appeal site should be over stamped to show that it has been cancelled.

No further action will be taken on this appeal.

\*You will be contacted again in due course so that we may make fresh arrangements for the inquiry.

Ref.				Ack.	
C.P.O. / T.C.P.M.				Admin. / File	
DP					
Received 24 JAN 1991					
Comments 313/89 * Delete as necessary					

HMSO Bristol 053345/2

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



## DACORUM BOROUGH COUNCIL

Clayform Properties PLC  
25 Bruton Street  
Mayfair

To London W1X 7DA

Geo H Hodgetts & Partner (86) Ltd  
Roan House  
r/o 92 High Street  
Gt Missden  
Bucks HP16 0AN

.....14 Detached Houses and Access Road.....

at Land at Monks Cottage, Blue Hayes, Green Bank  
Leverstock Green Road, Little Chambersbury, Bedmond  
Road and 6 Bartel Close, Hemel Hempstead.....

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 10.8.89 and received with sufficient particulars on 11.8.89 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 represents an over-development of the site by comparison with the standards set by neighbouring residential development, and would affect adversely visual and general amenities and detract from the character of the area, by reason of loss of privacy and gross loss of amenity for adjoining residents.
- (2) The proposal does not provide for a satisfactory means of access to the site from Bartel Close because the required visibility sight lines cross land outside the application site and are not within the control of the applicant.

Dated ... Ninth ... day of ... November ... 19 89

Signed.....

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.