



Department of the Environment

Room 15/03

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Chief Executive, Dacorum DC

Civic Centre

Hemel Hempstead

Herts. HP1 1HH.

Your reference

4/1430/84

Our reference

APP/A1910 1A/85/

Date

6 DEC 85

27203

1) MB
2) CS
3) JOHNSON
4) TEAM 2

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL

By Retirement Community Homes Ltd.

I am writing to tell you that this appeal has been withdrawn and we will be taking no further action on it.

Yours faithfully

DMJ

D. MILNE

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref.			Ack.		
C.P.O.	D.F.	B.C.	B.C.	Admin.	File
Received			-9 DEC 1985		
Comments					
14700					

CHIEF EXECUTIVE OFFICER	
9 DEC 1985	
File Ref.	200 9/12
Ref. to	
Cleared	

TCP 208B/84

HMSO Btl 301391/1

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM BOROUGH COUNCIL

IN THE COUNTY OF HERTFORD

AJP

To Retirement Community Homes Ltd
16 New End
Hempstead
London NW3 1JA

Stimpsons Cruickshank
Rye House, 29 London Road,
High Wycombe, Bucks

..... 36 Elderly Persons Flats, 1 Warden's Flat and 1
..... Visitors Bedsit.
at 27-30 Cowper Road and rear of 211-219 High Street, ...
..... Berkhamsted

Brief
description
and location
of proposed
development.

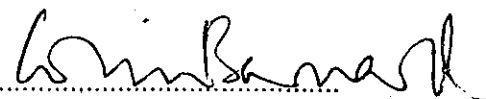
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 26th October 1984 and received with sufficient particulars on 2nd November 1984 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

- (1) The proposal represents a gross overdevelopment of the site resulting in two and three storey buildings being sited in poor relationship with existing and proposed dwellings in Torrington Road. Such development would give rise to conditions prejudicial to the residential amenity of these properties and detract from the pleasant character of the area.
- (2) The proposed layout is deficient in vehicle turning and car parking facilities, and in the opinion of the local planning authority provides inadequate open amenity areas for the enjoyment of proposed occupiers.

Dated 29th day of November 19 .. 84 ..

Signed.....



Chief Planning Officer

P/D.15

SEE NOTES OVERLEAF

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.

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