

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr. & Mrs. S.J. Mason
'Little Orchard'
Potten End,
Herts.

Messrs. Duncan Stupples
21 High Street
High Wycombe
Bucks. HP11 2BE

..... Bungalow - Outline

.....

at Land adj. Little Orchard, Vicarage Road,

..... Potten End

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 ... 8th November 1983 and received with sufficient particulars on ... 10th November 1983 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 site is within an area without notation on the County Development Plan and in an area referred to as being within the extension of the Metropolitan Green Belt in the County Structure Plan and the deposited Dacorum District Plan, wherein permission will only be given for use of land, the construction of new buildings, changes of use or extension of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. This proposal would be likely to give rise to right turning movements in close proximity to the existing junction with Vicarage Road and as a consequence would be likely to give rise to conditions prejudicial to the free and safe flow of traffic along the highway.

Dated 12th day of January 1984

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

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Your reference

Our reference PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL Date 14.2.85 Ack. 016339					
Ref.	14.2.85			Ack. 016339	
C.P.O.	D.P.	<input checked="" type="checkbox"/>	S.C.	Admin.	File
TOWN AND COUNTRY PLANNING ACT 1971			18 FEB 1985		
Comments COPY SENT TO SECRETARY					

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY S.T. + E.M. WILKINSON

I refer to DUNHAM STUPPLES' LETTER OF 4/2/85 about the above appeal. The local inquiry arranged to be held at the CIVIC CENTRE, MARLOWES, HEDEL HEMPSTEAD.

on Tues day, the 26/2 1985, at 10.00 a.m., has now been cancelled.

You are asked to try to bring this cancellation to the notice of people 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 or in any public place should be over stamped to show that it has been cancelled.

Yours faithfully

Walter Taylor

MISS M. L. HICKMAN

THIS APPEAL HAS BEEN WITHDRAWN AND NO FURTHER ACTION WILL BE TAKEN ON IT.

CHIEF EXECUTIVE CLERK	
16 FEB 1985	
File No.	010 181
Refer to	AND NO FURTHER...
Cleared	

TCP 208G/84

11834

HMSO Bt1 299250/3/B74710 5m 6/84 TL

Duncan Stupples

Chartered Surveyors
Commercial & Industrial Estate Agents

Robert F. Stupples FRICS, FSVA
John W. Duncan FRICS, FRVA

18, High Street, High Wycombe, HP11 2BE
Telephone: 0494 20451

RFS/FS/1635 Your ref: APP/A1910/A/84/16339

11th February 1985

The Department of the Environment,
Room 15/07,
Tollgate House,
Houlton Street,
Bristol.
BS2 9DJ

For the attention of Miss N. L. Jackman

Dear Sirs,

RE: Planning Enquiry : Little Orchard Vicarage Road, Potten End.
Mr & Mrs S.J. Mason

We thank you for your letter of 5th February, the contents of which we have noted and of course appreciate that you will need to deal with the withdrawal of this appeal by 12th February.

Under the circumstances, as you are not prepared to postpone it any longer, we would be obliged if you would take this letter as our formal notice of withdrawal of the appeal.

Yours faithfully,


R. F. Stupples.