

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To M B Samson Trading Association
Ind Coope Benskins
Station Road
Watford

Mr J Judson
34 Mildred Avenue
Watford

... Three two-storey blocks of four one-bedroom flats,
... garages, parking areas etc
at 'The Lamb' Public House, Church Lane and Land R/O 3-7 ...
Waterside and R/O 61-65 Blackwell Road, 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 ... 21st November 1983 and received with sufficient particulars on ... 21st November 1983 amended 31.1.1984 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 proposed development would be contrary to Policy NO 65A of the adopted Dacorum District Plan which provides that proposals for ten or more dwellings on sites of less than 1 Ha not identified for residential purposes if the development meets (a) priority housing need or (b) provides an appropriate planning gain. The proposal fails to meet the criteria and is unacceptable in the terms of the policy.
- (2) The proposed development will result in loss of land that is at present part of the highway and will in so doing, obstruct a forward visibility sight line across the bed in Church Lane to the detriment and safety of the free flow of vehicles and pedestrians thereon.

Dated 28th day of June 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.