

COPY

TEAM 2



Planning Inspectorate
Department of the Environment

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CHIEF EXECUTIVE
DACORUM BC
CIVIC CENTRE
HEMEL HEMPSTEAD
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Your reference

4/1592/87/GPB/DS

Our reference

APP/A1910 1A/88/20407

Date

14 July 1988.

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL MCCARTHY & STONE - "BEECHESVE" STATION RD, TRING.

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withdrawn and we will be taking no further action on it.

Yours faithfully

P. Summers

| | | | |
|---|--|-------------|------|
| PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL | | | |
| 1592/87 | | Arch | |
| | | Good | File |
| Received | | 19 JUL 1988 | |
| Comments | | | |

P.S. The inquiry scheduled for 22 November
has of course been cancelled.

TCP 208B/84
HMSO Bt1 019102/3

| | |
|----------------------------|----------|
| 25909 | |
| CHIEF EXECUTIVE OFFICER | |
| 19 JUL 1988 | |
| File no. | |
| Refer to | CPO 19/7 |
| Cleared | |

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To
 McCarthy & Stone PLC,
 Homelefe House,
 Oxford Road,
 Bournemouth,
 Dorset

McCarthy & Stone (Developments) Ltd.,
 1 Hammond Road,
 Bedford,
 Beds.

Erection of two storey and three storey building
 comprising 30 Category 2 residential apartments,
 Manager's apartment, guest room and ancillary
 accommodation; single storey garage/sub-station structure,
 at car parking; accesses and landscaping
 at 'Beechgrove', Station Road, Tring, Herts.

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 12. October 1987 and received with sufficient particulars on 16. October 1987 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, due to its height, mass, design and proximity to boundaries, is unsympathetic to the character of adjacent and nearby development and by reason of its siting would be detrimental to the amenity and privacy of surrounding properties and the environment of the locality.
2. Policy 18 of the adopted Dacorum District Plan requires proposals to have adequate regard to the physical characteristics of the site, the location and design of adjacent development, traffic considerations and the creation of a satisfactory environment. The scale of development proposed will result in:
 - a. the loss of important trees on the site resulting in an adverse effect upon the appearance of the area and the quality of the environment,

Cont.

Dated day of 19

Signed

William Barnard

Chief Planning Officer

SEE NOTES OVERLEAF

P/D. 15

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, Moulton 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.

- b. the necessity to service the site from Hazely to the detriment of the amenity of residents, and
- c. the undue proximity of the development to trees on the frontage of the site which will be detrimental to the amenity of occupants of the development

Dated 4th February 1988

Signed



Chief Planning Officer