

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To G. Smith Esq.,
The Cedars,
Commonwood,
Chipperfield,
Herts.

Messrs. Simpson & North,
9 Bridge Street,
Pinner,
Middx.

..... 6 Garages and 2 residential units, former C. of E.
..... School, The Common, Chipperfield.

at

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 29th October 1980 and received with sufficient particulars on 31st October 1980 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, by reason of its design, siting and layout, would have an adverse effect upon the general character and amenity of a Conservation Area.
2. The site is inadequate to satisfactorily accommodate the proposed development and would produce unsatisfactory dwelling units without adequate space around the building which would be detrimental to the occupants of the buildings within the curtilage and to the amenities of the locality.

Dated 4th day of December 19 80 ..

Signed



Designation ... Director of Technical Services

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, Whitehall, London, S.W.1.) 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

Room 1319

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

PLANNING DEPARTMENT DACORUM DISTRICT COUNCIL					
Ref. GRO					
G.P.O.	D.P.	D.C.	B.C.	Admin.	File
13 OCT 1981					
Direct line 0272-218 875 Switchboard 0272-218811 GTN 20749					
Your reference					

Messrs Simpson & North
9 Bridge Street
PINNER
Middlesex
HA5 3HR

CHIEF EXECUTIVE

13 OCT 1981

KCS/JP/780

Our reference

T/APP/5252/A/81/7309/G7

Date

12 OCT 1981

63870

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR G SMITH
APPLICATION NO:- 4/1622/80

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the erection of 6 garages with living accommodation over at The Old School House, Chipperfield. I have considered the written representations made by you and by the District and Parish Councils, together with those made by interested persons. I inspected the site on 7 September 1981.
2. The appeal site is part of the grounds of The Old School House, which is being converted from its former use as a primary school into 4 dwellings. The proposal involves the erection of an L-shaped building having 6 garages and some living accommodation on the ground floor and 2 dwellings mainly on the first floor, 4 of the garages being intended for use by the future occupiers of the properties in The Old School House.
3. From my inspection of the site and its surroundings and from the representations made, I consider that the main issue to be decided in this case is whether the proposed development would harm the appearance or character of the Chipperfield conservation area.
4. The council object to the proposal on 2 main grounds. First, they say that the design, siting and layout of the scheme would have an adverse effect on the character of this part of Chipperfield. Secondly, in the council's view the site cannot satisfactorily accommodate the proposed development, particularly as regards the provision of amenity space. In support of their case the council draw attention to various policy provisions of the County development plan, the structure plan and the district plan, including the fact that the village is within the green belt, where only small scale infill-type development is permitted. The council also stress that the appeal site is within a conservation area where a strict control is maintained over the design of new buildings.
5. You state that the proposed development has been designed to reflect the appearance of The Old School House and that the scheme would have no adverse effect on the character of the surrounding area. You point out that this part of the village contains a mixture of uses and some unattractive buildings, which would be screened from view by the proposed structure. On the question of amenity space, you emphasize that the proposed dwellings would be small studio units suitable only