

19th February 1981

K. Wright, Esq.,
135 Ashwood Road,
Potters Bar,
Herts.

Mr. S. Brooker
4/1800/80/SB/BEH

3131 317

Dear Sir,

Two storey side extension, 36 Herbert Street,
Hemel Hempstead.

I write concerning the application for planning permission in respect of the above development which you submitted on behalf of your client, Mr. Sharma.

You will recall that we discussed the possible amendment of the plans accompanying your application over the telephone on 22nd January, 1981. Following this discussion your client called at these offices and it was agreed that a compromise may be acceptable, namely that the proposed garage could be left in the original position provided that an automatic opening door is fitted. My assistant contacted Mr. Sharma and informed him that the plans could be amended to take account of this and that the proposal would, in all likelihood, then be acceptable. More than a fortnight has passed since your client was informed and I have been unable to contact him; during this time the statutory time period for dealing with the application has expired. Therefore, this application has been deemed to be refused.

You may appeal against this non determination to the Secretary of State for the Environment under sections 36 and 37 of the Town & Country Planning Act 1971 on forms which are available from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

Yours faithfully,


Chief Planning Officer

Town Planning 4/1801/80

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr. & Mrs. Stokes,
22 St. Margarets Way,
Hemel Hempstead,
Herts.

A. R. Price Esq.,
53 Broadfield Road,
Hemel Hempstead,
Herts.

Garage,	
at 22 St. Margarets Way,	
Leverstock Green, Hemel Hempstead.	

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 permit the development proposed by you in your application dated 4th December 1980
and received with sufficient particulars on 8th December 1980 (as amended 27th January 1981)
and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of .. 5 .. years commencing on the date of this notice.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.

Dated 30th day of January 1981

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, Marsham Street, 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 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 Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, 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.