



Planning Inspectorate

Department of the Environment

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CHIEF PLANNING OFFICER
DACORUM BC
CIVIC CENTRE
HEMEL HEMPSTEAD
HERTS. HP1 1HH

Your reference 4/1866/89

Our reference A910/A/90/157078

Date 3.10.90

Dear Sir(s)/Madam,

TOWN AND COUNTRY PLANNING ACT

APPEAL BY: *Hickwood Developments Ltd*

RE: SITE AT *210 27th Gravel Hill Terrace, Hemel Hempstead*

I refer to our letter of 30th July about the above appeal. The hearing arranged for *Wednesday, 23rd January 1991*, has now been cancelled because *the appeal has been withdrawn*.

Please bring this cancellation to the notice of anyone who may have taken note of the arrangements previously made.

No further action will be taken on this appeal.
*You will be contacted again in due course so that we may make fresh arrangements for the hearing.

Yours faithfully,

P. J. [Signature]

[P. J. [Signature]]

H 11/89

* Delete as necessary

HMSO Bristol 051881/1

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL					
PM.	Ack.				
C. S. J. [Signature]	D.P.	D.C.	B.C.	Admin.	File
Received			4 OCT 1990		
Comments					

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

DD

To
Fleetwood Developments Ltd
Canisbay House
3 Southside
Wimbledon Common
London SW19 4TG

Roger F Kilby & Associates
Canisbay House
3 Southside
London SW19 4TG

..Erection of 14 Detached Dwellings and Access Road.....
.....
at ..Rear of 27-39 Gravel Hill Terrace, Hemel Hempstead,....
.... 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 ...7.11.89..... and received with sufficient particulars on15.11.89..... 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 proposal seeks to accommodate too many large houses into too small a space, resulting in a cramped form of development out of character with the surrounding area.
- (2) The closeness of the proposed houses to the boundaries of the site would have a seriously detrimental effect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.
- (3) The proposal would result in the loss of a considerable number of existing trees to the detriment of the present character of the area.

Dated ... Eleventh day of January 1990

Signed.....

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 the date of this notice. (Appeals must be made on a form 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.
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.