

Bot. Sec. aware  
+ Trevor Hallworth.

~~1) J. J. J.~~  
~~2) J. J. J.~~



# Planning Inspectorate

## Department of the Environment

Room 6/23 Tollgate House Houlton Street Bristol BS2 9DJ  
PLANNING TELEPHONE UNIT Direct Line 0272-218 698  
DACORUM BOROUGH COUNCIL Switchboard 0272-218811  
GTN 1374

Ref.					
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Adm's
CHIEF PLANNING OFFICER					
DACORUM BC					
Received					
13 MAR 1991					
CIVIC CENTRE					
HEMEL HEMPSTEAD					
HERTS. HP1 1HH					
Comments					
Notification letters were not sent LK.					
Dear Sir(s)/Madam,					

Your reference 4/1985/89  
Our reference A910/A/90/158497  
Date 13 March 1991

### TOWN AND COUNTY PLANNING ACT

APPEAL BY: *Creer Homes (Clutter) Ltd.*  
RE: SITE AT *Plot 23-31 Wood Lane End, Hemel Hempstead*

I refer to our letter of *15th August* about the above appeal. The local inquiry arranged for *Tues day*, the *9th April* 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*The appeal has been withdrawn.*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. We would recommend that any notice of the inquiry posted on or near the appeal site should be overstamped to show that it has been cancelled.

*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 inquiry.

Yours faithfully,

313/89

\* Delete as necessary

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Crest Homes(Chiltern)Limited  
Church House  
Church Lane  
Kings Langley  
Herts

R M Kerrison  
Crest Homes(Chiltern)Limited  
Church House, Church Lane  
Kings Langley, Herts.

..... 41 One Bedroom Dwellings, 1 Four Bedroom House, .....  
..... Parking and Access. ....  
at ... Rear. of 23-31 Wood Lane End, .....  
..... 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 ..... 28.11.89 ..... and received with sufficient particulars on ..... 5.12.89 ..... 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 represents a gross overdevelopment and is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.
2. The style of housing and the layout of the site is totally uncharacteristic of existing residential development in the locality.
3. Access to the proposed development is inadequate and unsuitable for the traffic which would be generated by the proposal, by reason of inadequate kerb radii and insufficient visibility sight lines.

Dated ... First ..... day of ... February ..... 1990

Signed ..... *W. B. Marshall* .....

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.