



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0017/94

Adrian C Hoy
3 The Green
Great Horwood
Milton Keynes
MK17 0RH

DEVELOPMENT ADDRESS AND DESCRIPTION
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Little Brownlow Farm, Nettleden Road, Little Gaddesden

CONVERSION OF BARN FOR B1 USE

Your application for *full planning permission* dated 13.12.1993 and received on 06.01.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 31.03.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0017/94

Date of Decision: 31.03.1994



1. The creation of ten parking spaces in order to meet the parking requirements of the Dacorum Borough Local Plan would constitute a harmful visual intrusion in the rural landscape contrary to the primary planning objective of preserving the beauty of the area and the rural setting of the building.
2. The relationship between the proposed offices and the nearest dwellings in Little Gaddesden House is unsatisfactory by virtue of their closeness and the lack of separation between the two uses would result in an unacceptable loss of amenity for those dwellings.