

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0123/92

Mrs N Coates
RM Selden Plant & Haulage)
Bourne End Farm London Rd
Bourne End Hemel Hempstead
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
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RM Selden Haulage, Bourne End Farm London Rd, Bourne End

CONVERSION OF HAULAGE DEPOT SHEDS TO FORM FOUR RESIDENTIAL UNITS

Your application for *full planning permission* dated 28.01.1992 and received on 03.02.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

A handwritten signature in cursive script, appearing to read 'John Barnard', is written over the typed name.

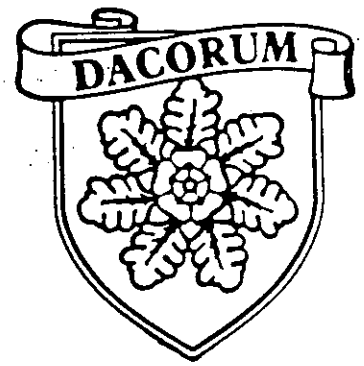
Director of Planning

Date of Decision: 19.03.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0123/92

Date of Decision: 19.03.1992



1. The site is located in the Green Belt where there is a strong presumption against inappropriate development, as expressed through the policies of the Development Plan and Department of the Environment Planning Policy Guidance. These policies encourage the retention and reuse of rural buildings if:
 - (a) they will safeguard and make a valuable contribution to the visual amenity of the rural landscape;
 - (b) they can be adapted without the need for major reconstruction; and
 - (c) the development would be an appropriate use within the area in the interests of diversifying the rural economy.
2. These buildings are of no architectural merit or quality and on these grounds there is no justification for their long term retention. The scheme involves a major reconstruction of the buildings and not just their adaptation. By reason of the design and layout of the proposal in relation to existing development and adjoining land uses, the development will be detrimental to the visual amenity of the locality and the setting of an adjoining Listed Building. Furthermore, the introduction of a residential use will displace a long established employment generating use. For all these reasons, the development is unacceptable.