

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



KJM TODD ASSOCIATES LTD  
STAPLE HOUSE  
ELEANORS CROSS  
DUNSTABLE  
BEDS  
LU6 1SU

MS K PITHER  
THE NEW STABLES  
MANOR FARM  
WATLING STREET  
MARKYATE HERTS  
AL3 8QL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00125/00/FUL

THE NEW STABLES, WATLING STREET, MARKYATE, ST. ALBANS, HERTS,  
AL3 8QL  
CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL GARDEN  
LAND

Your application for full planning permission dated 13 January 2000 and received on 25 January 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Chris Barnard'.

Director of Planning

Date of Decision: 29 March 2000

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00125/00/FUL**

Date of Decision: 29 March 2000

**1. The application site is located within the Green Belt. The proposed extension to the residential curtilage of "The New Stables" would result in a suburbanising feature that would have a seriously harmful effect on the open character and appearance of the Green Belt; it would also detract from the setting of the former farm complex. The proposal is therefore contrary to the aims of Policies 5 and 90 of the adopted Dacorum Borough Local Plan, Policies 3 and 96 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft (including pre-inquiry changes suggested by the Council) and national advice contained in Department of the Environment Planning Policy Guidance Note 2.**