

W/4702-72



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H. C. C.
COUNTY SECRETARY
13 JUN 1974
RECEIVED

Messrs Proffitt and Gough
37 St Albans Road
WATFORD
WD1 1SH

APPEAL DISMISSED

Your reference HCG/GOR
Our reference T/APP/2463/A/73/9166/G6
Date 12 JUN 1974

HERTFORD		Refer
24 JUN 1974		
CPO	D1	D2
DS	DCL	FP
File		

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR H C GOUGH

1. I refer to this appeal, which I have been appointed to determine, against the decision of the former Rural District of Watford Council, acting on behalf of the Hertfordshire County Council, to refuse planning permission for the conversion of an existing building to staff living quarters at Red Hall, Chandlers Cross, Rickmansworth. I have considered the written representations made by you and by the council and also those made by the parish council. I inspected the site on 10 April 1974.

2. From my inspection of the site and its surroundings, and the representations made, I am of the opinion that the determining issue is whether or not the reasons you put forward are sufficient to justify an exception being made to the accepted policy of preventing general development within the approved green belt.

3. The proposal is for the conversion of a building now used as a stable and farm store to a dwelling and involves considerable internal alteration as well as some change to external appearance. You have put forward the need for an agricultural worker's staff quarters as justification for overriding the presumption against residential development within the approved Metropolitan green belt since the proposal entails the creation of a new dwelling unit notwithstanding that at some time prior to 1942 the building had been in some form of residential use. In this regard I note the advice of the Ministry of Agriculture, Fisheries and Food that the nature of the farming enterprise here on some 15 acres of grassland does not constitute a full-time unit. There is no special need for an agricultural worker to live on the spot rather than in one of the many nearby villages - the nearest hamlet (Chandlers Cross) is less than half a mile away. Since, in addition, the owner lives in Redhall Farm, I consider that the agricultural justification put forward is insufficient to outweigh the presumption in this case. The site is in most attractive open country in an area designated as of great landscape value. It is less than 5 miles from several villages as well as the 2 large towns of Watford and Hemel Hempstead and it is, in my opinion, clearly important to protect the rural character of this part of the green belt and to prevent residential development not firmly justified by the needs of agriculture or the local community.

4. I have considered all other matters raised in the representations but these are not sufficient to outweigh the considerations that led me to my decision.

5. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

D O Morgan

D O MORGAN BA, FCIT
Inspector