



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR R STUBBINGS  
SEPTEMBER COTTAGE  
LEVERSTOCK GREEN ROAS  
HEMEL HEMPSTEAD  
HERTS  
HP3 8QD

Applicant:  
MR G WEIDMAN  
PICCOTTS END FARM  
PICCOTTS END  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00159/98/FUL

PICCOTTS END FARM, PICCOTTS END, HEMEL HEMPSTEAD, HERTS, HP1  
FORMATION OF NEW ACCESS

Your application for full planning permission dated 03 February 1998 and received on 04 February 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 25 March 1998

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00159/98/FUL**

Date of Decision: 25 March 1998

The application site forms part of the curtilage of Piccotts End Farm, a Grade II listed building, and is located within Piccotts End Conservation Area. The proposed new access would result in the loss of a significant section of the boundary wall to Piccotts End Farm. The wall is important both in terms of its contribution to the setting of the listed building and the character of this part of Piccotts End Conservation Area. In addition the works associated with the formation of the driveway would result in the loss of historic features and would alter the form of a historic site relating to the farm complex as a whole. For these reasons the proposals would be detrimental to the setting of the listed farmhouse and would neither preserve nor enhance the character of a designated Conservation Area. The development would therefore be contrary to Policies 109 and 110 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 15.