

# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR S YORK  
22 OAKWOOD ROAD  
BRICKET WOOD  
ST ALBANS  
HERTS  
AL2 3PX


Applicant:  
MR J BATEMAN  
THE MARES  
CHIPPERFIELD ROAD  
BOVINGDON  
HERTS  
HP3 0JW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00272/98/FUL

THE OLD DAIRY, THE MARES, CHIPPERFIELD ROAD, BOVINGDON, HEMEL  
HEMPSTEAD, HERTS, HP3 0JW  
CHANGE OF USE OF DISUSED MILKING SHED INTO TWO CRAFT  
WORKSHOPS

Your application for full planning permission dated 16 February 1998 and received on  
24 February 1998 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 14 May 1998

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00272/98/FUL**

Date of Decision: 14 May 1998

1. The proposed development by its very nature is likely to attract large commercial vehicles delivering materials to the workshops. Access to the site is via a narrow road approximately 3 metres wide. Consequently vehicles entering and leaving the site would be in conflict with each other and give rise to conditions prejudicial to highway safety on Chipperfield Road. Furthermore, the development would be in conflict with Policy 23 of the County Structure Plan Review which aims to ensure that development will be assessed with regard to its location so that it does not generate traffic which is inappropriate for local roads.
2. The use of the building as workshops would create noise which would lead to conditions of disturbance to the occupiers of Pinewood reducing their residential amenities below a level they would normally expect to enjoy. (In the absence of reason for refusal 1 above, the applicant would have been requested to amend the plans to remove the windows facing Pinewood thereby overcoming this reason for refusal.)