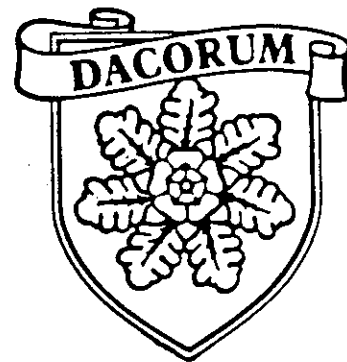


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0282/92

Mr J W Stow  
The Saddlery Water End  
Hemel Hempstead  
Herts  
HP1 3BH

Gordon J Scott  
2 Grange Road  
Tring  
Herts  
HP23 5JP

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

The Saddlery, Water End.

FOUR CAR GARAGE IN PADDOCK

Your application for *full planning permission (householder)* dated 02.03.1992 and received on 10.03.1992 has been **REFUSED**, for the reasons set out on the attached sheet.

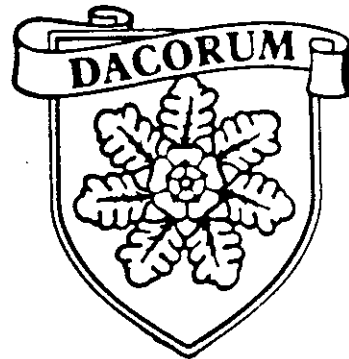
Director of Planning

Date of Decision: 14.05.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/0282/92

Date of Decision: 14.05.1992



1. The site is within a rural area beyond the Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The site is within the Chilterns Area of Outstanding Natural Beauty, wherein the prime planning consideration will be the preservation of the beauty of the area, and also within the Gade river valley, where it is the policy of the local planning authority to seek to safeguard sites of nature conservation value from development pressure. The proposed development is unacceptable in the terms of these policies.
3. The proposal would have a detrimental effect on the setting of Water End Conservation Area.