



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0309/95

Cala Homes (South) Ltd
Burgan House
The Causeway
Staines
Middlesex

Omega Partnership Ltd
Glenavon House
39 Common Road
Claygate
KT10 0HG

DEVELOPMENT ADDRESS AND DESCRIPTION

Mansion House site of, former Coopers Animal Health, Berkhamsted Hill

CONVERSION MANSION HOUSE, COACH HOUSE 2 LODGE HOUSES TO RESIDENTIAL DEMOLISH
MODEL FARM AND RECONSTRUCTION TO FORM 7 RESIDENTIAL UNITS DEMOLISH LABS ERECT 17
DETACHED DWELLINGS/GARAGES-DUPLICATE APPLICATION

Your application for *full planning permission* dated 10.03.1995 and received on
14.03.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

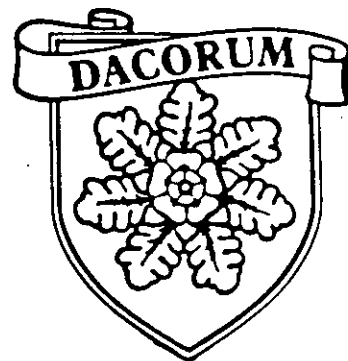
Director of Planning

Date of Decision: 20.04.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0309/95

Date of Decision: 20.04.1995



1. The site is in the Metropolitan Green Belt on the adopted Dacorum District Plan and the Dacorum Borough Local Plan Deposit Draft and Proposed and Further Modifications 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, nor have very special circumstances to the satisfaction of the local planning authority been shown to justify an exception to this policy. The proposed development is therefore unacceptable in the terms of this policy.
2. The application site is identified in the Dacorum Borough Local Plan Deposit Draft and Proposed and Further Modifications Policy 30 as an Employment Area in the Green Belt, where the existing use of the site as an animal research centre, or Business Use will be acceptable. The proposed development conflicts with this policy. No evidence to the satisfaction of the local planning authority has been provided to justify an exception to this policy.
3. No evidence of attempts to seek alternative uses in accordance with the Development Strategy of the Dacorum Borough Local Plan which may be more appropriate to the site's character and location in the Green Belt have been shown.
4. The proposed development represents a suburban form of development by reason of layout and spacing of new build dwellings of size and style incommensurate with their plots, having an adverse effect on the visual and general amenity of the area and detracting from the character of this rural area in the Green Belt.
5. The proposed development by reason of the close proximity of proposed residential development in the Coach House and South Lodge to the Mansion House would seriously affect the character and setting of the Mansion House, a Grade II Listed Building.
6. The proposed garage and parking arrangements would have an adverse effect on the character of the Mansion House, a Grade II Listed Building.
7. The plans are lacking in detail to show that the proposed development would not adversely affect very important trees on the site.
8. Due to the suburban nature of the proposals, the land between the site and the town of Berkhamsted would inevitably come under threat from pressure for development.