

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



B LAWRENCE
CRESS FARM
SHARPES LANE
HEMEL HEMPSTEAD
HERTS
HP1 2RX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00413/98/FHA

**CRESS FARM, SHARPES LANE, HEMEL HEMPSTEAD, HERTS, HP1 2RX
DOUBLE GARAGE AND STABLE BLOCK**

Your application for full planning permission (householder) dated 04 March 1998 and received on 09 March 1998 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'David Nibby'.

Development Control Manager

Date of Decision: 17 April 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00413/98/FHA

Date of Decision: 17 April 1998

1. The application site is located in the Metropolitan Green Belt wherein there is strict control over built development. Permission will only be given for the use of land, the construction of new 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 there are no exceptional circumstances to justify the proposed development. The proposal is therefore inappropriate development in the Green Belt and unacceptable in terms of this policy and the advice in Planning Policy Guidance Note No 2.
2. The proposed garage/stable block would be detrimental to the character and appearance of this rural Green Belt location by reason of its size, siting and design.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**