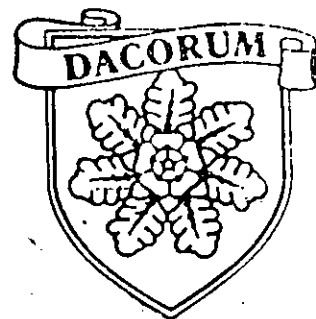


TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL



Application Ref No. 4/0439/91

Mr H Scott
Alnwick Farm
Long Marston
Tring
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION

Alnwick Farm, Long Marston,
CONVERSION OF BARN NEW ACCESS DRIVE

Your application for full planning permission dated 25.03.1991 and received on 03.04.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

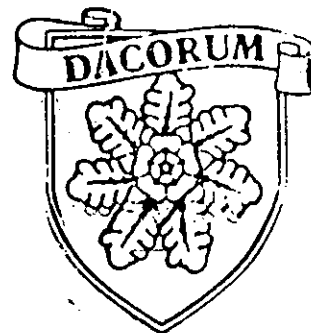
Director of Planning

Date of Decision: 23.05.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0439/91

Date of Decision: 23.05.1991



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 buildings are of no architectural or historic merit and there is no justification on this ground for a departure from the established policy.
3. The local planning authority is not satisfied that the existing buildings are redundant such as to justify the grant of planning permission for conversion to a dwelling having regard to the location of the buildings in the rural area beyond the Green Belt. The loss of the stables could give rise to the construction of new buildings in the open countryside for the use as animal shelters.



Planning Inspectorate
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

D/640/HB/P

Direct Line 0272-218 927

Switchboard 0272-218911

0272-218911

Mr Derek W F Wittchell RIBA

8 Onslow Drive

THAME

Oxon

OX9 3YX

CPD	ICPM	DP	DD	EC	Admin	Your Reference
						DW/497
Received						7 NOV 1991
Comments						Date 6 NOV 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6

APPEAL BY MR HUGH SCOTT

APPLICATION NO:- 4/0439/91

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission for the demolition of redundant barns and conversion of a redundant "model farm" barn to a dwelling at Alnwick Farm, Long Marston, Tring, Hertfordshire. I have considered the written representations made by you and by the Council and also those made by interested persons directly to the Council and forwarded to me. I inspected the site on 16 September 1991.

2. The site lies in the countryside beyond the Metropolitan Green Belt. Government policy for the re-use of redundant rural buildings is set out in Planning Policy Guidance Note 7. It states that proposals for the re-use of redundant buildings should not be rejected unless there are specific and convincing planning reasons that cannot be overcome by attaching reasonable conditions to the planning permission. The Council refer to a number of policies in the approved Hertfordshire County Structure Plan 1986 Review, their own Dacorum District Plan and the draft Dacorum Borough Local Plan which will eventually replace the district plan. As the draft plan has yet to be adopted, I give it only moderate weight in my considerations of this appeal.

3. The general aim of the various relevant policies is to restrict development in the rural area to uses connected with agriculture, forestry and certain other special uses. New development is to be directed towards existing settlements and high standards of design and layout are sought. Policy 99 of the emerging local plan relates specifically to redundant buildings in the countryside. Conversion or reuse for non-residential uses are generally preferred to residential. A new use should be appropriate, the building should be worth retaining, its character and appearance should not change substantially. The requirement for a new building for the displaced use should not be a result of permitting a particular conversion.

4. From my visit to the site and surrounding area and from the representations made, I consider the main issue to be the effect of the proposal on the character and appearance of the countryside having regard to national and local policy objectives for the control of development in rural areas.

5. The location of the farm is in open, flat countryside, several miles north of The Chilterns. A shared, largely unsurfaced, farm track gives access to the farm



RECYCLED PAPER

buildings which are over 1100 m from the nearest public highway. Its position is remote from settlements of any size and the buildings can be hardly seen from the road.

6. There are no objections to the demolition of the barns referred to in the application. The Council are not satisfied that the building to be converted is truly redundant for agricultural use, although the Ministry of Agriculture is satisfied. It was completely empty at the visit, as too was a large adjacent barn which is to be demolished. Alternative stabling facilities in part of one of the other barns are now ready for use during the winter. This barn also appears to have spare capacity, which your client confirms. Therefore, from the evidence, it seems that the barn in this proposal is redundant and a replacement building is not likely to be required.

7. Because of the proximity to the existing farmhouse and the poor access to the site, the Council accept that the use of the building for the non-residential uses preferred under draft Policy 99 would be inappropriate. Certainly a residential use would be remote from a settlement, but would relate more satisfactorily to the existing dwelling.

8. The proposed conversion would allow the building to be retained with minimal external alteration. Although possessing little architectural or historic interest, it is, nevertheless, a traditional farm building and blends with the countryside more acceptably than do modern, prefabricated agricultural structures, in my opinion. No new buildings are proposed, so the site of the medieval village would not be disturbed.

9. Conversion of rural buildings to dwellings can also lead to changes in the character of their surroundings through the provision of gardens. The careful handling of boundary enclosures can often prevent serious visual harm to the rural character. In this case, a walled courtyard is proposed at the front within part of the farmyard area. At the back, a garden would be created from an existing paddock, partly bordered by hedgerows. Detailed treatment of these sensitive areas can be controlled by condition on any planning permission. Similarly, the new vehicular access design can be controlled in this way.

10. Although the proposal, perhaps, does not fully meet the requirements of Policy 99, that policy is still in draft form. However, in the light of the above, discussion and having regard to national policy, I am not convinced that the objections to the proposal are so specific and convincing for it to be unacceptable in this particular case. Nor do I consider your client's proposed conversion would cause material harm to the character and appearance of the countryside.

11. I have considered the conditions suggested by the Council to be imposed, in the light of advice in Circular 1/85. In order to safeguard the character and appearance of the open countryside, I agree with all the Council's suggestions except for the submission of details of materials which are adequately indicated in the application.

12. I have taken into account all the other matters raised but none outweighs the considerations leading to my decision.

13. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the demolition of redundant

barns and conversion of redundant "model farm" barn to a dwelling at Alnwick Farm, Long Marston, Tring, Hertfordshire in accordance with the terms of the application (No 4/0439/91) dated 25 March 1991 and the plans submitted therewith, subject to the following conditions:-

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;
2. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;
3. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;
4. the dwelling shall not be occupied until the boundary treatment to the curtilage of the site has been provided in accordance with details to be submitted to and approved by the local planning authority;
5. works shall not begin until details of the surfacing to be used for the drive and courtyard have been submitted to and approved by the local planning authority, and the surfacing shall be carried out in the materials so approved;
6. notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking or re-enacting that Order), no development shall be carried out, without the prior approval in writing of the local planning authority, which would otherwise be permitted development under Part 1, Classes A, B and E of Schedule 2 to that Order.
14. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.
15. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

I am Sir
Your obedient Servant



D G HAYES DipTP MRTPI
Inspector

cc to Mr P Evans
1.1.92