



The Planning Inspectorate

01/2001

Room 1022
Tollgate House
Houlton Street
Bristol BS2 9DJ
<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-9878660
Switchboard 0117-9878000
Fax No 0117-9878624
GTN 1374-8660

Ms L Kirkpatrick (Planning Department)
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts,
HP1 1HH

Your Ref: 4/00458/00/FHA
Our Ref: APP/A1910/A/00/1055497
Date: 16 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS P LEWIS
SITE AT OAKWELL LODGE, DELMER END LA, FLAMSTEAD, ST. ALBANS, HERTS, AL3 8ES

I am writing to tell you that the appeal, reference number APP/A1910/A/00/1055497 has been withdrawn and the file is closed.

Yours faithfully

D. Flower

f/r Mrs T Stevens

208B

	ED	DP	DC	BC	SS
Rec'd. 17 JAN 2001					File
Comments :					

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MRS P LEWIS
OAK WELL LODGE
DELMEREND LANE
FLAMSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00458/00/FHA

**OAK WELL LODGE, DELMEREND LANE, FLAMSTEAD, ST. ALBANS, HERTS
REFURBISHMENT OF GROOMS LIVING QUARTERS INCLUDING ADDITION OF
PITCHED ROOF**

Your application for full planning permission (householder) dated 06 March 2000 and received on 09 March 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barker'.

Director of Planning

Date of Decision: 15 June 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00458/00/FHA

Date of Decision: 15 June 2000

1. The application site is located in the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the adopted Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposed pitched roof will increase the size and massing of the building and will have an unacceptable impact on the openness of the Green Belt. Furthermore, there is no evidence to demonstrate that the building has been used for residential purposes, and its use as a dwelling constitutes inappropriate development in a Green Belt. No very special circumstances have been advanced to show why planning permission should be granted. The proposal is therefore contrary to national and local planning policies for the area.