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TEAM 2



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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Chief Planning Officer
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts.
HP1 1HH

Your Ref:
4/0493/92
Our Ref:
APP/A1910/A/92/211236

Date: 19 November 1992

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY EXECUTORS OF MRS N M VINALL (DECEASED).
SITE AT 17 STATION ROAD/2 CHAPEL LANE, LONG MARSTON, TRING.

I am writing to tell you that the appeal has been withdrawn and we will be taking no further action on it.

The site visit arranged for 7 December has been cancelled.

Yours faithfully

P J HOWELL

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL					
Ref.	Doc.	TOPIC	DATE	BY	FILE
Received			20 NOV 1992		
Comments					



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0493/92

Execs. Mrs. N.M. Vinall Dec'd
Green Son & Wright
13/14 Liverpool Terrace,
Worthing,
SUSSEX

Brown & Merry
5 & 7 Market Street
Aylesbury
Bucks
HP20 2PN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

17 Station Rd/2 Chapel Lane, Long Marston.

ERECTION OF TWO DWELLINGS AND FORMATION OF ACCESSES

Your application for *full planning permission* dated 24.04.1992 and received on 27.04.1992 has been *REFUSED*, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 24.06.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0493/92

Date of Decision: 24.06.1992

1. The site is situated within a designated Conservation Area wherein it is the duty of the local planning authority to encourage the conservation and enhancement of features of architectural or historic interest. In the opinion of the local planning authority, the proposal would have a seriously detrimental effect on the general character and appearance of the Conservation Area. The proposed houses together with garaging and access will introduce an urban appearance to the site; the proposal represents a cramped development inappropriate for this site and will be detrimental to the rural character of the village.
2. The proposal will have a seriously detrimental effect on the amenities of the adjacent properties. The reduced curtilage of the existing cottages and the proximity of Unit 1 would be visually unsatisfactory and result in a reduction in residential amenities by virtue of the access roads and car parking. The location of the access road and car parking adjacent to Rose and Crown Cottage, a Listed Building, is likely to have a detrimental effect on the setting of this building. Unit 2 would result in a serious reduction of amenities to the adjacent properties by virtue of its location to the rear of no. 19/21 Station Road.