



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MRS A GUBB  
MARSTON GATE STABLES  
STATION ROAD  
LONG MARSTON, TRING,  
HERTS,  
HP23 4QZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00584/99/ROC

MARSTON GATE STABLES, STATION ROAD, LONG MARSTON, TRING, HERTS,  
HP234QZ

REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 4/0837/77 (ONE  
DWELLING) TO ALLOW UNRESTRICTED OCCUPANCY

Your application for removal of a condition on a previous permission dated 19 March 1999 and received on 30 March 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 17 June 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00584/99/ROC**

Date of Decision: 17 June 1999

**1. The site is located within the Rural Area Beyond the Green Belt on the adopted Dacorum Borough Local Plan wherein there is strict control over built development. In 1977 planning permission was granted for the erection of a detached dwelling at Marston Gate Stables. The development was contrary to established development plan policies for the area. Part of the justification for the development was the identified need for an agricultural worker's dwelling in this location. In the opinion of the local planning authority insufficient information has been submitted to demonstrate that there is no longer a continuing need for an agricultural worker's dwelling in this location. In the absence of this information the removal of the condition would be contrary to the aims and objectives of Policies 5 and 22 of the adopted Dacorum Borough Local Plan, Policies 5 and 25 of the Dacorum Borough Local Plan 1991 – 2011 Deposit Draft and national advice contained in Planning Policy Guidance Note: 7 The Countryside – Environmental Quality and Economic and Social Development.**