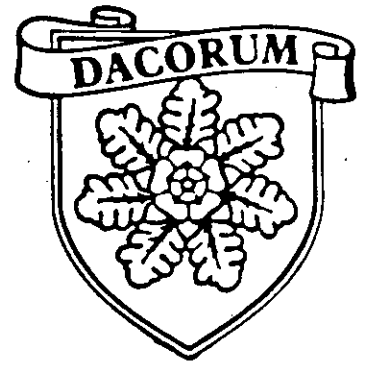


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0684/94

Mr A D Benjelloun
Gammel Farm
Bulbourne Road
Tring
Herts

Payne, Cullen Partnership
101 High Street
Tring
Herts
HP23 2AB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Gammel Farm, Bulbourne Road, Tring

CONVERSION OF BARNs TO ANCILLARY LIVING ACCOMMODATION DEMOLITION OF PART BLOCK B,
REAR EXTENSION TO BLOCK B & CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL
GARDEN

Your application for *full planning permission* dated 20.05.1994 and received on
20.05.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

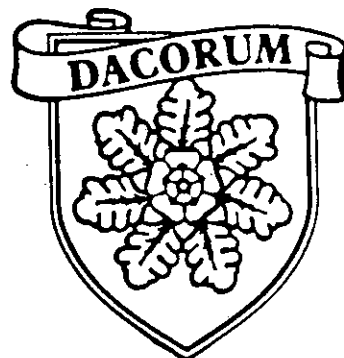
Director of Planning

Date of Decision: 14.07.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0684/94

Date of Decision: 14.07.1994



The site lies within the Metropolitan Green Belt on the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications wherein permission will only be given for conversion of farm buildings if the proposal does not result in the displacement of the existing use or the requirement for new building, where there would be no substantive change to the character and appearance of the building, where the building is of a substantive nature and worthy of retention, and where the new use is appropriate. Building B is not considered to be of any intrinsic merit and the loss of this building would not be detrimental to the area. Furthermore, the proposal involves a new extension and substantial alterations which indicate that the structure is unsuitable for conversion.