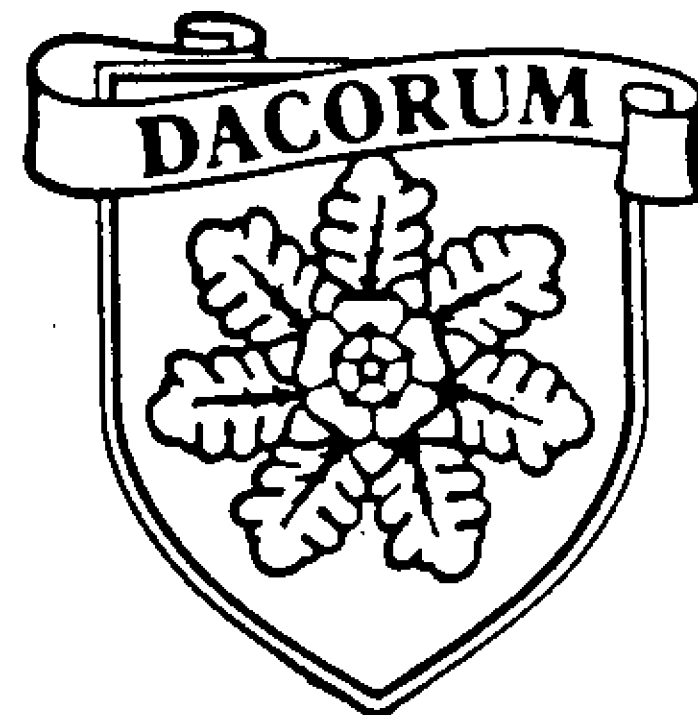


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0690/93

Savills
International Property Cons.
24 Hills Road
Cambridge
CB2 1JW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Barnes Farm, Barnes Lane, Kings Langley

CONVERSION OF BARNS TO FORM TWO DWELLINGS (RENEWAL)

Your application for *full planning permission* dated 17.05.1993 and received on 18.05.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

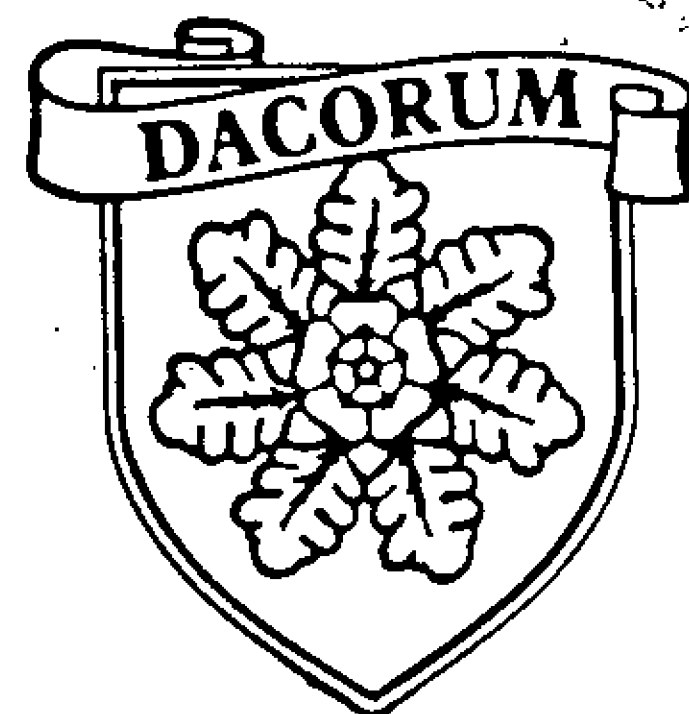
Director of Planning

Date of Decision: 12.08.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0690/93

Date of Decision: 12.08.1993



The local planning authority takes the view that consent should not be granted for the conversion of barns at Barnes Farm, Kings Langley, except on a wholly different basis as there has been a material change in planning circumstances since planning permission and Listed Building Consent were originally granted in 1988. Planning Policy Guidance Note 7 "The Countryside and Rural Economy" has been reissued, the Hertfordshire County Structure Plan has been reviewed and the Dacorum District Plan reviewed and replaced Dacorum Borough Local Plan Deposit Draft for development control purposes. Changes in the policy background have led to changes in the way applications for the reuse and conversion of existing rural buildings to dwellings are considered. Whilst it is accepted that new uses can frequently be the key to the preservation of historic buildings, the local planning authority is no longer convinced that the previously approved scheme would avoid harm to the character and appearance of these 17th century Grade II Listed barns.