

Department of the Environment
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Telephone 01-928 7855 ext 405

Messrs Brown and Merry
Land and Estate Agents
41 High Street
TRING
Hertfordshire HP23 5AB

Your reference

PHK/FW/Planning Dept.

Our reference

T/APP/5252/A/77/2950/G8

Date

2 SEP 1977

DACORUM DISTRICT
COUNCIL

6 SEP 1977

21PM

Received
7/9/77

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR N P BAILEY
APPLICATION NO:- 4/0535/76

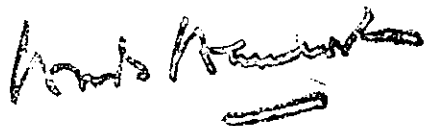
1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the conversion of a garage and stores into residential accommodation at Witchcraft Hill, Ashridge Park, Little Gaddesdon. I have considered the written representations made by you and by the Council, and also those made by other interested persons. As a result of this and of my inspection of the appeal site on 17 August 1977, I have formed the opinion that your case turns on the setting of the proposed development in this proposed extension of the Metropolitan Green Belt, and on the need for a dwelling there.

2. Although the site is well screened and adjacent to your client's house and out-buildings, the existing residential development in the immediate neighbourhood is sporadic and well removed from the main part of the village; furthermore, the area is designated as one of Outstanding Natural Beauty on the Approved Development Plan. It is, therefore, not a setting which would normally be appropriate for a new dwelling. Of course, the fact that only the conversion of an existing building would be involved clearly has a most important bearing on the case; and, given the large play-room upstairs, very little alteration to the outside appearance would be necessary - indeed, it already looks more like a cottage than an ordinary garage and stores. I also appreciate that the gardener's present accommodation is quite a distance from the places where he would normally be working and that it would be most convenient if he could live nearer. On the other hand, this is not a necessity, and I am not persuaded that these arguments in favour of your proposal justify the acceptance of an intensification of residential development in such surroundings, which still give an impression of complete remoteness although not far removed from the main road running through the village.

3. I have considered whether the appeal site has been appropriately included in the proposed extension to the Metropolitan Green Belt and I see no reason to question this, pending a decision on green belt proposals as a whole. So to my mind this is another factor inhibiting the development you are seeking to undertake.

4. I have taken account of all the other matters raised in the written representations (including the existence of the new dwellings in Alderton Drive and in the curtilage of the "Beaney") but in my opinion these are not of such moment as to outweigh those that have led me to my decision. Hence, for the above reasons, and in exercise of the powers transferred to me, (I hereby dismiss this appeal.)

I am Gentlemen
Your obedient Servant

A handwritten signature in dark ink, appearing to read 'H W B Hancock', with a horizontal line drawn underneath it.

H W B HANCOCK MC MA(Cantab)
Inspector

4/0537/76D.

839/76D

R. Matt. Chief Architect.

XXXXXXXXXXXXXXXXXXXX

Chief Planner.

T9/KM/Plan 839/76D.

13th July, 1976.

2 houses, Trowley Hill Road,
Flamstead.

The application submitted on 14th May on behalf of the Housing Committee has now been considered and "deemed consent" was claimed on 5th July 1976.

The Flamstead Parish Council, who were consulted, raised no objection to the proposal, but enquired about the possibility of widening Trowley Hill Road to permit a footpath to be provided outside 'The Smithy' on the opposite side of the road.

A copy of this memo is being sent to the Chief Engineer for information on this aspect.

X

Chief Planner
for Director of Technical Services.