

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



JOHN BEYER & ASSOCIATES
LITTLE SHANTOCK
FLAUNDEN LANE
FLAUNDEN
HEMEL HEMPSTEAD HERTS
HP3 0PQ

MR & MRS T GOLDIE
FLAUNDEN HOUSE
FLAUNDEN
HEMEL HEMPSTEAD
HERTS
HP3 0PW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00838/00/FHA

**FLAUNDEN HOUSE, FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3 0PW
GARAGE**

Your application for full planning permission (householder) dated 02 May 2000 and received on 04 May 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble.

Development Control Manager

Date of Decision: 12 October 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00838/00/FHA

Date of Decision: 12 October 2000

1. The application site is located within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Because of its size, scale, mass, siting and design, the proposed development conflicts with these policies and amounts to inappropriate development. Furthermore, the proposed development would have an adverse impact on the openness and the character of the rural environment, and there are no very special circumstances to show why planning permission should be granted.

2. The site falls within the designated Flaunden Conservation Area. Because of its size, scale, mass, siting and design, the proposed development would have a detrimental effect on and be harmful to the character and appearance of the conservation area, contrary to national advice contained in Department of the Environment Planning Policy Guidance Note 15 Planning and the Historic Environment, Policy 110 of the Dacorum Borough Local Plan and Policy 116 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.