



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0861/92

Heritage & Design Prop.Ltd  
114 Northwick Business Ctn  
Blockley, Moreton-In-Marsh  
Glos.

Aesculus Design  
Withyway, Charingworth  
Chipping Campden  
Glos.

DEVELOPMENT ADDRESS AND DESCRIPTION  
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The Lockers, Bury Hill, Hemel Hempstead

CONVERSION TO 6 FLATS, CONVERSION OF BARN TO DWELLING ERECTION OF 5 DWELLINGS,  
NEW ACCESS ROAD

Your application for *full planning permission* dated 06.07.1992 and received on  
09.07.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 12.11.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0861/92

Date of Decision: 12.11.1992

REFUSED for the following reasons:

1. The site is shown on the Proposals Map of the Dacorum Borough Local Plan as 'open land'. Policy 7 of the Borough Local Plan states that, in open land areas, any substantial development will be refused unless it can be justified on the grounds that it is ancillary development which is necessary to preserve or enhance the character of the open land. Policy 104 of the Borough Local Plan contains a strong presumption against built development on open land forming part of the urban structure, as identified in Policy 7.
2. Open land is generally vulnerable to development pressures, but is especially valuable for the contribution it makes to the character of the locality. This site forms part of an important group of open land areas along the ridge line on the western side of the Gade valley, stretching from Gadebridge Park in the north to Boxmoor Common in the south. This ridge line is a key feature in views across the town, particularly from the eastern side of the valley.
3. The evidence submitted to the local planning authority with the application does not justify the grant of planning permission for five houses as enabling development in order to preserve the listed building, so that the proposal cannot be treated as either an exception to the provisions of the Borough Local Plan relating to open land or as ancillary development which is necessary to preserve or enhance its character.