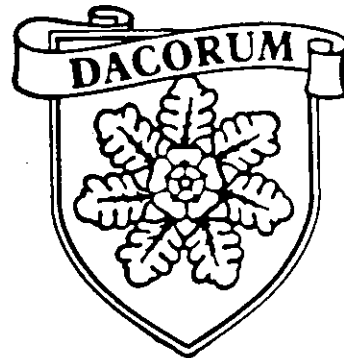


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0904/92

Mr D Goss
The Old Milking Parlour
Red House Farm
Nr Tring
Herts
HP23

William H Brown
128 High Street
Berkhamsted
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Barn at Red House Farm, Potash Lane, Long Marston

CONVERSION OF SINGLE STOREY DWELLING TO TWO DWELLINGS

Your application for *full planning permission* dated 15.07.1992 and received on 16.07.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 10.09.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0904/92

Date of Decision: 10.09.1992



1. The site is within the rural area beyond the Green Belt on the adopted Dacorum District Plan and the Dacorum Borough Local Plan Deposit Draft, wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development would unacceptably harm the aims of the countryside policies.
2. The additional access and hardsurfacing for vehicle parking would result in an urban intrusion in this open rural landscape.
3. The proposed amenity area for Unit B would be inadequate and out of character with adjoining development and the area.



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218927
Switchboard 0272-218811
Fax No 0272-218769
GTN 1374

Mr David Goss

The Old Milking Parlour, Dacorum Borough Council

Red House Farm, Potash Lane

Long Marston

TRING

Herts

HP23 4QX

Your Ref:

Ack.

Our Ref:

File

Date:

23 FEB 1993

4/0904/92

23 FEB 1993

Received

24 FEB 1993

Comments

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 4/0904/92

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for the conversion of a single dwelling into 2 dwellings at The Old Milking Parlour, Red House Farm, Potash Lane, Long Marston, Tring, Herts. I have considered the written representations made by you and by the Council and also those made by Tring Rural Parish Council directly to the Council which have been forwarded to me. I inspected the site on 18 January 1993.

2. From the written representations and my inspection of the site and its surroundings, I have formed the view that the main issue in this case is the effect of the proposed development on the character and appearance of the locality, having regard to national and local policies for development in the countryside. In addition, having regard to the duty imposed by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have considered whether the proposed development would affect the setting of the adjacent farmhouse at Red House Farm which is a statutorily listed building.

3. The appeal premises form part of a group of buildings that includes the Grade II listed, 16th century farmhouse. They are situated in open countryside to the north-west of the village of Long Marston. Access to the group is obtained from a long narrow track. The Old Milking Parlour and other former farm buildings have been converted to residential use. The land around these dwellings is divided into small paddocks. The former farm buildings and their surroundings are within an area which is subject to Article 4 Directions made under the General Development Order which remove agricultural and means of enclosure permitted rights. The proposal is to sub-divide



the present 4 bedroom dwelling to form a 3 bedroom dwelling and a 1 bedroom dwelling. A new gravel drive would give access to 2 new parking spaces beside the 1 bedroom dwelling. An existing parking bay would be removed and the present garden sub-divided. Only minor changes to the elevations are proposed.

4. The appeal site is located outside the defined village of Long Marston and is subject to the development plan policies for the rural area beyond the Green Belt. The approved structure plan policy relevant to such areas (no.52) states that development will only be allowed where strictly necessary for an agricultural or forestry purpose or for any proven need for local community services that cannot be met within a settlement. Policy 2 of the adopted local (district) plan is similarly restrictive and also states that regard will be given to the likely effects of development on the landscape and environment of these rural areas. In the deposited local plan, Policy 5, which lists acceptable uses in the rural area, makes provision for the appropriate re-use of redundant buildings. These policies accord with the advice given in Planning Policy Guidance Note No.7 that the countryside should be safeguarded for its own sake and that building in the open countryside, away from existing settlements or from areas allocated for development, should be strictly controlled. Although the most recent local plan has not been adopted, it has reached a stage at which significant weight can, I consider, be given to its policies.

5. The appeal premises lie in an area where development is strictly controlled to prevent damage to the intrinsic quality and purpose of the countryside; new dwellings require special justification. The conversion of the appeal building to form the present accommodation appears to have been permitted to preserve the character of the area and the setting of the listed farmhouse in accordance with the policies for listed buildings and the appropriate re-use of existing rural buildings. In my opinion, the proposed development, does not have a similar justification. The proposals, albeit of a small scale and without any significant constructional work, would inevitably result in some increased activity. The requirements of an additional dwelling in terms of access, parking and a curtilage with the usual domestic accoutrements would, I consider, result in a harmful increase in the built-up appearance of the site. This would mean an intensification of residential use in an isolated group of dwellings. In my opinion, there would be a corresponding adverse effect on the immediate surroundings, which the Council has taken steps to protect, and on the overall rural character of the locality. The proposed development would be, I conclude, contrary to the objectives of the relevant policies.

6. With regard to the impact of the proposed development on the setting of the listed farmhouse, I note that the Council has granted listed building consent for proposals for the conversion of the Old Milking Parlour into 2 dwellings

(application no. 4/0954/92) which are similar to the scheme that is the subject of this appeal. DoE Circular 8/87 advises that the setting of a building of special architectural or historic interest is often an essential feature of its character, and that it is important to consider the effect that proposed development would have on such buildings.

Insofar as the proposals maintain the established relationship between the farmhouse and the surrounding barns with little change to the external appearance, I am generally satisfied that the setting would not be affected to a significant extent. However, I consider that, to the degree that the rural character of the area, to which I have already referred, would be affected by the requirements of an additional dwelling, there would be some impairment to the established wider rural setting of the farmhouse. Although the overall effect on the setting of the listed building would therefore be insufficient, I feel, to warrant rejection of the proposals on these grounds, there would be no benefits either to outweigh the harm caused by the proposals to the rural character of the area.

7. I have taken account of all the other matters raised in the representations, including your observations about the proposed converted premises meeting housing needs. However none of these matters is of sufficient weight to alter the conclusions on the main issue on which my decision is based.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Sir
Your obedient Servant



R M BUSS MSc DipTP RIBA MRTPI MBIM
Inspector