



PLANNING

Agent:

MR D W F WITCHELL
8 ONSLOW DRIVE
THAME
OXON
OX9 3YX

Applicant:

MIRALA LTD
C/O 1 MARLOWES
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00923/97/FUL

NEW ROOFS AND EXTENSION TO SHOP

**THE COMPLETE OUTDOORS, LONDON ROAD, BOURNE END, HEMEL
HEMPSTEAD, HERTFORDSHIRE**

Your application for full planning permission dated 6 June 1997 and received on 9 June 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 24 July 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00923/97/FUL

Date of Decision: 24 July 1997

The site is within the Metropolitan Green Belt wherein there is a presumption against built development. Permission will only be given for use of land, the construction of new buildings, change of use of existing buildings for agriculture 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 be contrary to the aims of Policy 3 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 2 (Green Belts).

The proposed development is inappropriate in the Green Belt and no justification has been put forward to counter the presumption against inappropriate development.