



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

DAVID NEWTON ARICS
5 GEORGE HOTEL MEWS
SOUTH MOLTON
DEVON
EX36 3AB

D GARDENER ESQ
C/O DAVID NEWTON ARICS
MONKHAM HOUSE
EXFORD
NR MINEHEAD, SOMERSET
TA24 7NA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01003/98/FUL

BOXTED HOUSE, FIELDS END LANE, HEMEL HEMPSTEAD, HERTS
CONVERSION OF EXISTING FARM BUILDINGS TO PROVIDE 13 NO RESIDENTIAL
UNITS. DEMOLITION OF NON-BRICK BUILT STRUCTURES.

Your application for full planning permission dated 27 May 1998 and received on 12 June 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 05 March 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01003/98/FUL

Date of Decision: 05 March 1999

1. The site is located within the Metropolitan Green Belt where national policy (PPG2) and local policy (Hertfordshire Structure Plan Review 1991-2011 Policy 5 and Dacorum Borough Local Plan Policy 3) seek to restrict development to that required for agriculture or other appropriate uses to the rural area. Whilst, under PPG2 and Dacorum Borough Local Plan Policy 100, reuse of existing buildings in the countryside may be permitted, the proposal is unacceptable due to the fact that six parking spaces encroach into the open countryside to the detriment of the character and appearance of the Green Belt

2. The proposed development would give rise to a significant increase in traffic movements at the Fields End Lane/Hempstead Road junction. The proposal does not encourage the use of public transport, cycling or walking and is thus reliant on the use of the private car. The existing local highway network surrounding the site and access points take the form of rural lanes which are not suitable for the increase in traffic likely to be generated by the proposed residential use of these farm buildings. The proposed development would therefore be prejudicial to highway safety.