

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1103/91

M Hunt & USP Interstore Ltd
Crossways Yard
Nettleden
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Crossways Yard, Nettleden Road Nettleden,

DEMOLITION OF BUILDINGS, NEW ACCESS & FENCING, ERECTION OF BARN, 2 STOREY OFFICE
EXTN. EARTH WORKS

Your application for *full planning permission* dated 06.08.1991 and received on 08.08.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 17.10.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1103/91

Date of Decision: 17.10.1991



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan 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 is unacceptable in the terms of this policy.
2. The adopted Dacorum District Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development is unacceptable in the terms of this policy.
3. The development comprised in the application for planning permission does not include any proposals for improvements to the surface treatment and appearance of the remaining part of the site which would be separated from both the existing commercial use and the proposed office building. Consequently, the scheme as proposed fails to enhance the visual amenity of this part of the Green Belt and the Chilterns Area of Outstanding Natural Beauty.