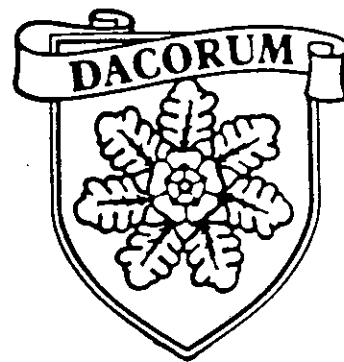


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1123/92

R Gomm
2 Kiln Cottage
Chesham Road
Wigginton
Herts

Mr.B.Johnson
13 Deans Furlong
Tring
Herts
HP23 4AR

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Barn r/o Kiln Cottage, Chesham Road, Wigginton,

CONVERSION OF BARN TO DWELLING

Your application for *full planning permission* dated 01.09.1992 and received on 01.09.1992 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 22.10.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1123/92

Date of Decision: 22.10.1992



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 proposed development would be detrimental to the rural beauty of the area by virtue of the introduction of a residential property adjacent to the open countryside. The existing building is utilitarian and does not possess any architectural or historic merit worthy of retention. The conversion is unsympathetic to the character of the area, totally changing its appearance to one which would be urban in character. The required improvements to the access would also result in a detrimental effect on the rural character of the area.