

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



RICHARD RONALD ASSOCIATES
111 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AH

BASELINE PROPERTIES
STAGS END EQUESTRIAN CENTRE
GADDESSEN LANE
REDBOURN
HERTS
HP2 6HN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01215/00/FUL

**EBENEZER CHAPEL, BRADDEN LANE, GADDESSEN ROW, HEMEL
HEMPSTEAD, HERTS, HP2 6HZ**

CHANGE OF USE FROM JOINERY SHOP TO DETACHED HOUSE, ERECTION
OF WALL/FENCE TO BURIAL GROUND, SINGLE STOREY SIDE EXTENSION,
ALTERATIONS AND CAR PARKING

Your application for full planning permission dated 28 June 2000 and received on 03 July 2000 has been **REFUSED**, for the reasons set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 21 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01215/00/FUL

Date of Decision: 21 November 2000

1. The proposed change of use would result in the loss of a business use within the rural area beyond the green belt. Insufficient evidence has been submitted to show that all reasonable steps have been taken to market the property for a business or tourism related re-use. The proposal will therefore fail to sustain economic activity within the rural area and will be contrary to Policy 100 of the adopted Dacorum Borough Local Plan, Policy 106 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft and government advice contained within Planning Policy Guidance Note 7, The Countryside - Environmental Quality and Economic and Social Development.

INFORMATIVE:

Were the principle of development to have been acceptable to the local planning authority and notwithstanding the submitted details, further revisions would have been sought to the design of the south-west elevation and the proposed fencing; obscure glazing would have been required to the first floor utility room window, and conservation roof lights would have been sought, along with details of a new access to the graveyard.