

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



RICHARD ONSLOW
THE OLD SCHOOL
HIGH ROAD
SOULBURY
LEIGHTON BUZZARD BEDS
LU7 0BX

MR A GABRIEL
BROADWATER
DAGNALL ROAD
HERTS
HP1 3BW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01231/99/FUL

WIDMORE FARM, BRADDEN LANE, GADDESSEN ROW, HEMEL HEMPSTEAD,
HERTS, HP2 6JB
DEMOLITION OF OUTBUILDINGS CONVERSION OF AGRICULTURAL
BUILDINGS TO 5 DWELLINGS

Your application for full planning permission dated 23 June 1999 and received on 05 July 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'K. B. B. B.', likely representing the Director of Planning.

Director of Planning

Date of Decision: 30 September 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01231/99/FUL

Date of Decision: 30 September 1999

- 1. No evidence has been submitted to the local planning authority to demonstrate satisfactorily that every reasonable effort has been made to secure a suitable business re-use of part or all of the agricultural buildings. It is therefore premature to consider the residential re-use of the buildings before the site has been fully marketed and the scope for commercial or other need established. Without such evidence, the proposal is in conflict with national guidance contained in Planning Policy Guidance Note No. 7 - "The Countryside - Environmental Quality and Economic and Social Development" and Development Plan policy set out in Policy 100 of the adopted Dacorum Borough Local Plan and Policy 106 of the Deposit Draft of the Dacorum Borough Local Plan 1991 - 2011.**
- 2. Insufficient information has been submitted to enable the local planning authority to assess fully the impact of the proposals on the agricultural character of the existing out-buildings at Widmore Farm. In the absence of a detailed survey, the current state of the buildings cannot be fully appreciated and the proposal cannot therefore be considered favourably against the national advice contained in Planning Policy Guidance Note No. 7 and Policy 100 of the adopted Dacorum Borough Local Plan or Policy 106 of the Deposit Draft of the Dacorum Borough Local Plan 1991 - 2011.**