



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1263/90

R.A.Blandford  
Chalkdell Farm  
Wheathamstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Hill Farm, Singlets Lane, Flamstead

CONV.OF DUTCH BARN/MILKING PARLOUR TO SMALL BUSINESS (B1)UNITS,DEMO.OF OTHER  
BUILDINGS,CAR PK.& LANDSCAPING

Your application for *full planning permission* dated 05.09.1990 and received on  
10.09.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.10.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1263/90

Date of Decision: 18.10.1990



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 proposal represents the introduction of an industrial use into an area of predominantly open countryside which is likely to have adverse environmental consequences for the surrounding area.
3. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
4. If permitted the proposed development would establish a precedent for other development and schemes on similar sites, the cumulative effect of which would be to erode the rural character of the district's countryside.
5. The buildings are of no architectural or historic merit and there is no justification on this ground for a departure from the established policy. Furthermore, the introduction of a commercial use on this site would be likely to result in conditions detrimental to the amenities of the adjacent residential properties.
6. Insufficient details have been submitted to demonstrate that a satisfactory development can be achieved with the retention of the existing building.