



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1278/92

Expotechnik Systems UK Ltd
Hudnall Lane
Little Gaddesden
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

9 Hudnall Lane, Little Gaddesden,

RETENTION OF USE OF DWELLING AS OFFICE

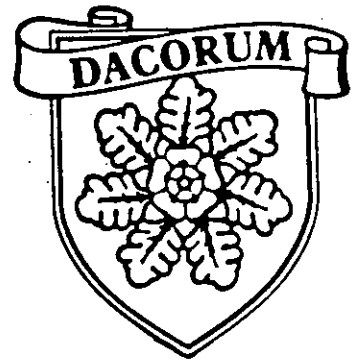
Your application for *the retention of development already carried out* dated 01.10.1992 and received on 07.10.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).



Director of Planning

Date of Decision: 27.11.1992

(ENC Reasons and Notes)



REASON FOR REFUSAL
OF APPLICATION: 4/1278/92

Date of Decision: 27.11.1992

1. The site is within the rural area beyond the Greenbelt 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. Insufficient need has been proven to justify retention of this property for offices and the proposal is therefore unacceptable in the terms of this policy.



The Planning Inspectorate

B/551/JEB/P

An Executive Agency in the Department of the Environment and the Welsh Office

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Messrs Kirkby & Diamond

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Ref.						Ack.	
DoP	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File	
Received 28 JUL 1993							
Comments							

Your Ref:

JL/ML

Our Ref:

T/APP/A/93/222647/P8
223000/P8

Date:

27 JUL 1993

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY EXPOTECHNIC SYSTEMS UK LTD
APPLICATION NOS: 4/1278/92 AND 4/1279/92

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals against the decisions of the Dacorum Borough Council to refuse planning permission for continuation of existing permission for temporary change of use from residential to offices at a. 9 Hudnall Lane and b. 10 Hudnall Lane, Little Gaddesden. I have considered the written representations made by you and by the Council and by Gaddesden Parish Council and interested persons. I inspected the site on 22 June 1993. In both cases the temporary permission has expired and I shall treat the applications as being for new permissions for the continuation of use of the premises as offices.

2. From my visit to the sites and their surroundings and the representations made I consider that the principal issue in these appeals is the effect of the proposals on the character and appearance of the area bearing in mind the approved policies for Dacorum Borough and that the sites are in the Chilterns Area of Outstanding Natural Beauty.

3. The appeals sites contain a pair of semi-detached houses fronting Hudnall Lane. To the south there are several similar properties and to the north are detached dwellings. Your clients' business is the design and manufacture of exhibition stands and displays and this is carried out on the area behind the appeals sites. Access to the works area is via an accessway at the side of 10 Hudnall Lane.

4. The works comprise 8 individual buildings mainly used as workshops or for storage with a total floor area of about 1,858 sq m (20,000 sq ft). The layout is considered to be inefficient and the buildings are nearing the end of their useful life. In 1989 permission was granted for a 2 storey industrial building with an area of 2,600 sq m (28,000 sq ft) which would provide a self contained unit for the business including offices. Work was started in 1990 and the footings put in and the access widened but due to

the economic situation it has not yet been possible to complete the building. I see no reason to dispute the Council's view that sufficient work was done to implement the permission.

5. At present the offices are located in the appeals premises which have had several temporary permissions for office use from 1986 for No 9 Hudnall Lane and 1988 for No 9 with the most recent permissions having expired on 31 December 1992. Your clients now see an improving market for their product and hope that they will now be able to complete the new unit. The present application is for what they regard as a final 3 year use of the houses as offices.

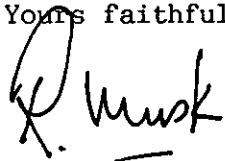
6. Circular 1/85 makes it clear that a temporary permission may be justified where a use is expected to continue only for a limited period. Usually a second temporary permission will only be justified where, as in the present case, redevelopment proposals have been postponed. However there have already been 2 renewals with the office use of each property dating back nearly 7 years for No 9 and 5 years for 10 Hudnall Lane. It is undoubtedly convenient for your clients to have the use of the properties but I am not convinced that it would not be possible to arrange temporary office accommodation within the works site in one of the buildings. This would enable the properties to be returned to the general housing stock of the village.

7. I saw during my visit that the appeal properties are close to the edge of Little Gaddesden in an area of attractive countryside with good tree cover. They are set back about 30 m from the road but the front gardens are somewhat barren compared to the more sylvan setting of the neighbouring dwellings in Hudnall Lane and elsewhere in the village. In my opinion this is detrimental to the appearance of the area. The works site is relatively well out of view from Hudnall Lane and the 2 properties with none of the appurtenances of domestic occupation seem to me to be out of character with this generally residential neighbourhood in an Area of Outstanding Natural Beauty where there is a need to conserve the natural beauty of the landscape.

8. I have considered all the other matters raised in the representations but none outweighs the factors that have led me to my conclusion that permission for both applications should be refused.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss these appeals.

Yours faithfully



R B MUSK BA CEng MICE MISTRucTE
Inspector