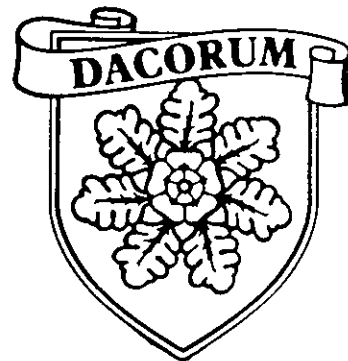


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1294/90

Mr R Titley
C/o Topcommon, The Common
Chipperfield
Herts

Brocklehurst
15 High Street
West Wycombe, High Wycombe
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

100 Watford Road, Kings Langley,

CHANGE OF USE OF GROUND FLOOR TO RESTAURANT WITH FLAT ABOVE

Your application for *full planning permission* dated 06.09.1990 and received on 13.09.1990 has been **REFUSED**, for the reasons set out on the attached sheet(s).

A handwritten signature in dark ink, appearing to read 'A. B. B.', is written over the text of the decision letter.

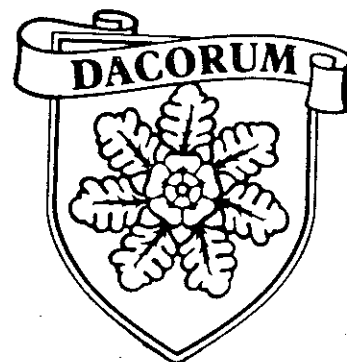
Director of Planning.

Date of Decision: 18.10.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1294/90

Date of Decision: 18.10.1990



1. The site is within the Metropolitan Green Belt wherein permission will only be given for 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. The proposed change of use to a restaurant is excluded from the above list and no exceptional circumstances have been proven to substantiate why the use should be permitted in this location.
2. Notwithstanding the retention of residential accommodation in the form of a manager's flat, the proposal will result in the loss of an existing family dwellinghouse, which would be contrary to Policy 61 of the Dacorum District Plan which aims to maintain the existing level of housing stock.
3. If permitted a precedent would be established for other similar proposals within the immediate locality, the cumulative effect of which would result in the loss of existing housing stock and the introduction of commercial uses within the Green Belt where the aim to resist such development in order to protect the existing character of the area.