

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



PROJECT DESIGN COMPANY
VICTORIA STUDIOS
18A VICTORIA STREET
DUNSTABLE
BEDS
LU6 3BA

MR & MRS PITHER
NEW STABLE
MANOR FARM
MARKYATE
HERTS
AL3 8QL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01362/98/FHA

**NEW STABLE, MANOR FARM, HIGH STREET, MARKYATE, ST. ALBANS,
HERTS
SINGLE STOREY EXTENSION AND VELUX ROOFLIGHT**

Your application for full planning permission (householder) dated 30 July 1998 and received on 31 July 1998 has been **REFUSED**, for the reasons set out overleaf.



Development Control Manager

Date of Decision: 24 September 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01362/98/FHA

Date of Decision: 24 September 1998

1. The application site is located in the Rural Area beyond the Green Belt. Within this area there is strict control over built development. The proposed development involves an extension to a previously converted agricultural building. The extension of this building would be contrary to the aims and objectives of both local and national policies relating to the re-use of buildings contained in Department of the Environment Planning Policy Guidance Note 7 and Policy 100 of the Dacorum Borough Local Plan. The proposal would therefore be seriously detrimental to the open character and appearance of the Rural Area.
2. The application site is located within the Rural Area beyond the Green Belt and the Chilterns Area of Outstanding Natural Beauty (AONB). The proposed extension, by reason of its size, siting and design, would be a suburbanising feature that would have a seriously harmful effect on the open character and appearance of the Rural Area and the visual amenities of the Chilterns AONB. The proposal would therefore be contrary to the aims of Policies 5 and 90 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 7.
3. The New Stable is located within the curtilage of Manor Farm, a Grade II listed building. By reason of its size, siting and design the proposed extension and the insertion of a roof light would have a seriously detrimental effect on the character of this curtilage listed building and the setting of buildings within the Manor Farm complex as a whole. The proposals would therefore be contrary to the aims and objectives of Policy 109 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note 15.