



The Planning Inspectorate

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

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Chief Planning Officer
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Hertfordshire HP1 1HH

your reference
4/1382/94

our reference

T/APP/AF910/A/95/252759/P3.T
date DACORUM BOROUGH COUNCIL

Ref. 13 FEB 1996

Doc. T/APP/AF910/A/95/252759/P3.T

15 FEB 1996

Comments

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
LOCAL GOVERNMENT ACT 1972, SECTION 250(5)
APPEAL BY MR J MINASHI

1 At the local inquiry into the appeal referred to above held on 24 January 1996,
an application for costs was made on behalf of Mr J Minashi.

2 I enclose my decision on this application.

Yours faithfully

Stephen Marks

STEPHEN MARKS MA RIBA
Inspector



APPEARANCES

FOR THE APPELLANTS

Mr Andrew Newcombe of counsel instructed by Mr S B James
witnesses

Mr R Hendy DipArch ARIBA Architect in private practice

Mr S B James DipTP MRTPI FPCS Managing Director: Development, Land &
Planning Consultants Ltd

FOR THE PLANNING AUTHORITY

Mr A Andrew Fraser-Urquhart instructed by Mr K Pugsley, Director of
of counsel Planning and Technical Services

witness

Mrs J E Custance BA(Hons) MRTPI Senior Planning Officer, Development Control
Division of the Planning Development

PERSONAL REPRESENTATION

Mrs W M Aston Flint Cottage, Barnes Lane, Kings Langley,
Hertfordshire WD4 9LB

DOCUMENTS

- 1 List of persons present at the inquiry.
- 2 Notice of the inquiry and list of those notified.

DOCUMENTS SUBMITTED BY THE APPELLANT

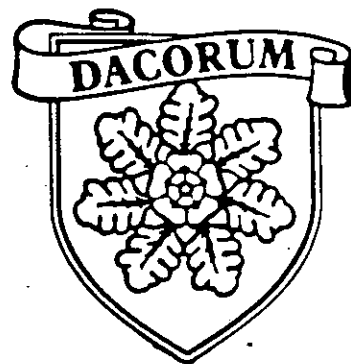
- 3 Set of application plans: A. location plan, 1/2500; B. plan 317/93/01A, 1/100; C. plan 317/93/02A, 1/100; D. plan 317/93/04, 1/100; E. plan 317/93/05, 1/100; F. plan 317/93/06, 1/20; G. plan 317/93/07, 1/20; H. album of plans marked 'redevelopment proposals', including location plan 317/93/06, 1/2500.
- 4 Amended appeal site plan excluding the south barn, OS sheet TL 0503SE.
- 5 Amended drawing of plan and elevations of the north barn, plan 317/93/01B.
- 6 Proof of evidence of R Hendy, including sheet of small plans.
- 7 Proof of evidence of S B James.
- 8 Documents for proof of S B James, bound in 2 volumes.
- 9 Reported case ([1995] EGCS 136): New Forest D C v Secretary of State for the Environment and another.
- 10 Draft for section 106 unilateral planning obligation by Jack Minashi and Harpserve Ltd.

DOCUMENTS SUBMITTED BY THE COUNCIL

- 11 Proof of evidence of J E Custance.
- 12 Album of documents for proof of J E Custance.
- 13 OS plan of vicinity of appeal site, 1/50,000.

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1382/94

J Minashi
Barnes House
Barnes Lane
Kings Langley
HERTS

G W Horne
19 Elstow Road
Kempston
Bedford
MK42 8HD

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Barnes Farm, Barnes Lane, Kings Langley, Herts

CONVERSION OF BARNES TO FORM TWO DWELLINGS AND ERECTION OF 5 DWELLING UNITS

Your application for *full planning permission* dated 25.10.1994 and received on 25.10.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

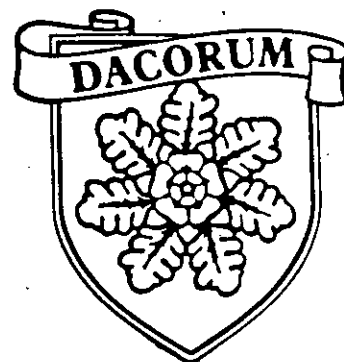
Director of Planning

Date of Decision: 19.01.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1382/94

Date of Decision: 19.01.1995



The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan and the Dacorum Borough Local 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. The proposed development of five new dwellings represents inappropriate development in the Green Belt, and there is insufficient justification to show why such development should be treated as an exception to this policy.