



TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL

Application Ref No. 4/1408/91

Pradip Patini
Vitalia
The Green, Potten End,
HP4 2QH

DEVELOPMENT ADDRESS AND DESCRIPTION
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Vitalia, The Green, Potten End,

CHANGE OF USE FROM RESIDENTIAL TO MIXED RESIDENTIAL AND OFFICE

Your application for *full planning permission* dated 15.10.1991 and received on 17.10.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.11.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1408/91

Date of Decision: 28.11.1991

1. The site is within the Metropolitan Green Belt wherein it is the policy of the local planning authority not to permit development unless it is for agriculture or other essential purposes appropriate to a rural area or small scale facilities for participatory sport and recreation. The use of the site for office purposes is unacceptable in the terms of the policy.
2. Changes of use of existing buildings to offices will normally only be permitted where the proposal is located within the general employment areas of Hemel Hempstead, Berkhamsted and Tring as defined on the Proposals Maps of the Dacorum Borough Local Plan. The use of the site for office purposes is contrary to the terms of this policy and no exceptional or particular local need has been advanced to justify such development in this village.
3. The use of part of the dwellinghouse as offices by reason of the type of activity and resultant increased movements to and from the site would adversely affect the amenities currently enjoyed by the occupiers of adjacent residential properties.