

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1458/93

Niall Cremin  
Four Oaks  
Church Road  
Studham  
Beds

Leslie Gear & Associates  
The Studio  
Common Road  
Studham  
Dunstable  
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Blue Cottage, Ringshall, Little Gaddesden

DEMOLITION OF EXISTING HOUSE AND ERECTION OF REPLACEMENT DWELLING

Your application for *full planning permission* dated 29.10.1993 and received on 29.10.1993 has been **REFUSED**, for the reasons set out on the attached sheet.

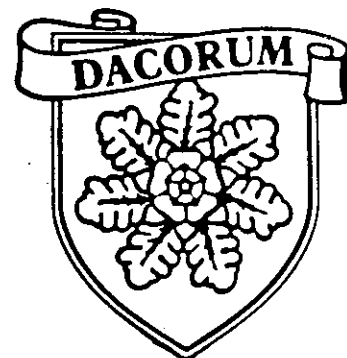
Director of Planning

Date of Decision: 20.01.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1458/93

Date of Decision: 20.01.1994



1. The site is within the rural area of the Borough wherein there is a presumption against general building development. The replacement of existing dwellings, although acceptable in principle, is subject to strict planning control. The proposed replacement dwelling is, by virtue of its size and floor space, incompatible with the Council's adopted policies for the protection of the rural area and would, if permitted, create an undesirable precedent for similar development on other sites within the Borough.
2. The site lies within a designated Conservation Area wherein it is the duty of the local planning authority to give special attention to the desirability of preserving or enhancing the character or appearance of this area. The Council considers the existing dwelling makes a significant contribution to the character and appearance of the Ringshall Conservation Area and its loss, together with the proposed replacement, would cause demonstrable harm to the area.