

# Appeal Decision

hearing held on 22 February 2000

by **Barbara Whitbread** DipTP MSocSci MRTPI

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

PLANNING DEPARTMENT	
DACORUM BOROUGH COUNCIL	
The Planning Inspectorate Tollgate House, Houlton Street, Bristol BS2 9DJ 0117 987 8927	
DATE	07 MAR 2000
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06 MAR 2000	

**Appeal No: T/APP/A1910/A/99/1033182**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by J F A Bateman (Sandhill Investments Ltd) against Dacorum Borough Council.
- The site is located at 40 Chipperfield Road, Bovington, Hertfordshire.
- The application (ref: 4/01518/99/RET), dated 30 August 1999, was refused on 21 October 1999.
- The development proposed is conversion of redundant agricultural building to dwelling.

**Decision:** The appeal is dismissed.

## Procedural matters

1. This development has already been substantially carried out and I am therefore considering this as an application to retain the development in accordance with the provisions of Section 63(2)(a) of the Town and Country Planning Act 1990.

## The development plan

2. The development plan comprises the Hertfordshire Structure Plan Review 1991-2011, adopted in 1998, and the Dacorum District Local Plan, adopted in 1995.
3. The appeal premises are within the Green Belt, and Structure Plan Policy 5 and Local Plan Policy 3 reflect the advice in Planning Policy Guidance: Green Belts (PPG2). Local Plan Policy 100 provides more specific guidance on conversion or reuse of redundant buildings in the countryside. The Local Plan is currently being reviewed, and the Green Belt policies reflect more recent Government guidance. However, in relation to the aspects of the policies relevant to this appeal, there is no significant change from the adopted policies.

## The main issues

4. The main issue in this case is whether the conversion proposed would unacceptably detract from the character or appearance of the original building, or the openness of this part of the Green Belt.

## Inspector's reasons

5. Proposals for the conversion of rural buildings must be considered in the context of the advice in PPG2 and PPG7, and the Council's policies, particularly Local Plan Policy 100. Paragraph 3.8 of PPG2 points out that the re-use of buildings inside a Green Belt is not inappropriate development subject to certain provisos, including that it does not have a

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01518/99/RET**

Date of Decision: 21 October 1999

**1. The site is located within the Metropolitan Green Belt. The development is detrimental to the visual amenities of this rural Green Belt area by reason of its height, bulk, massing and design. It is thus contrary to national policy contained in Department of the Environment Planning Policy Guidance Notes 2 and 7 and to the aim of Policies 3 and 100 of the Dacorum Borough Local Plan and Policies 3 and 106 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**

**Dacorum Borough Council  
Planning Department**

**Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH**



**ANDREW KING AND ASSOCIATES  
WHITEFRIARS  
PITSTONE GREEN  
PITSTONE  
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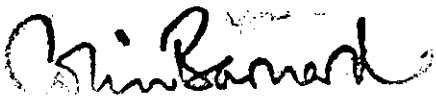
**MR J.F.A. BATEMAN  
SANDHILL INVESTMENTS LTD  
58 HIGH STREET  
BOVINGDON  
HERTS  
HP30HJ**

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION - 4/01518/99/RET**

**40 CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3  
0JW  
CONVERSION OF AGRICULTURAL BUILDING TO DWELLING**

Your application for retention of development already carried out dated 30 August 1999 and received on 31 August 1999 has been **REFUSED**, for the reasons set out overleaf.



**Director of Planning**

**Date of Decision: 21 October 1999**