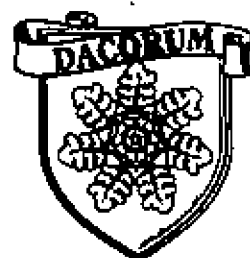


## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To Mrs Saunders  
c/o Prudential Property Services  
47 Sycamore Road  
Amersham  
Bucks

Prudential Property Services  
47 Sycamore Road  
Amersham  
Bucks

..... Conversion of barn to dwelling .....  
.....  
at .. Barn rear of 'Fendley House', London Road, Cow Roast, ..  
... Tring .....  
.....

Brief  
description  
and location  
of proposed  
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated ..... 8 August 1988 ..... and received with sufficient particulars on ..... 10 August 1988 ..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

1. The design of the proposed conversion, by reason in particular of the large number of window openings on the south-west elevation, would be harmful to the appearance of the barn and detract from its character.
2. The submitted drawings do not provide sufficient details of the existing timber structure to enable the implications of the proposal to be adequately established.

Dated ..... 20 ..... day of ... October ..... 19 88

Signed.....

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

#### NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.

that of the previous scheme. The window design has been simplified and the chimney relocated, but the detailing of the south-western elevation fails to relate sympathetically to the existing character of the building. In the circumstances, major revisions to the scheme are to be prepared which will also involve deletion of the porch, a smaller chimney, the removal of patio doors, restricting new openings on the gables and retention of the existing single storey projections facing 'Fendley House'. These significant modifications should ensure that the barn resembles its original character and that its conversion will not introduce an intrusive feature within the Area of Outstanding Natural Beauty. Detailed plans of the internal features should also be included.

As yet I have not yet received advice from either the County Surveyor or the Department of Transport. Members will recall that in my previous report I expressed in some detail considerable concern regarding the safety associated with the access to the A41 which is fully acknowledged by the Parish Council. Notwithstanding this neither highway authority objected to the scheme. It must be assumed that they are not likely to object to the current scheme, which includes a wider bellmouth to the A41. Whilst this application does ensure the provision of adequate parking and turning facilities, it is likely that the access will be far more frequently used than when the access was previously associated with agricultural activity resulting in more turning movements within the A41. Despite these issues, without the support of the highway authorities, it has to be considered that a refusal would be unlikely to be sustained on appeal.

Whereas the suggested reasons 1, 3 and 4 of the recommended refusal relating to 4/0680/88 have been overcome, in its current form the application should be refused, on design grounds although it is anticipated that revised plans should have been prepared for the meeting.

✓ RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reason:

The design of the proposed conversion, by reason in particular of

1. the large number of window openings on the south-west elevation, would be harmful to the appearance of the barn and detract from its character.

2. The submitted drawing do not provide suff. detail of \*structure\* . \*