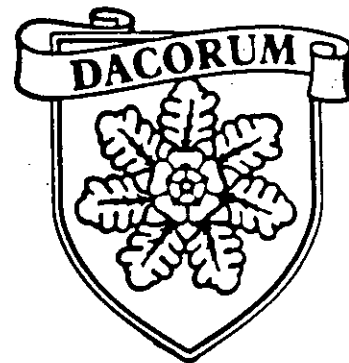


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1556/94

Mr E Flynn  
The Boot Public House  
Tower Hill  
Chipperfield  
Herts

Burton J Helling  
Wood End  
Brill Road  
Kingswood  
Bucks  
HP18 ORH

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

The Boot Public House, Tower Hill, Chipperfield

TWO STOREY REAR EXTENSION AND SINGLE STOREY LINK TO FORM RESTAURANT FACILITIES

Your application for *full planning permission* dated 22.10.1994 and received on 05.12.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

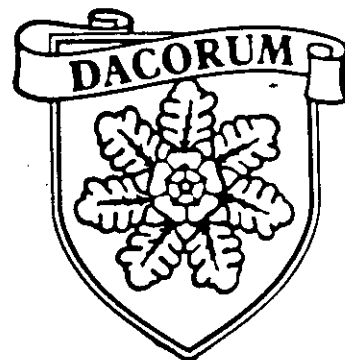
Director of Planning

Date of Decision: 16.02.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1556/94

Date of Decision: 16.02.1995



1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan and Dacorum Borough Local Plan (as proposed to be modified) 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. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The Dacorum Borough Local Plan Deposit Draft (as proposed to be modified) states, inter alia:  
"In the rural area small scale extensions to existing public houses and restaurants may be permitted..... In the Green Belt such extensions will not normally be permitted".  
  
The proposed development is clearly unacceptable in terms of this policy.
3. The Boot Public House is a Grade II Listed Building located within Chipperfield Conservation Area. The proposed extensions by reason of their scale, bulk and design would have a seriously detrimental effect on the character and appearance of the property itself and the overall street picture in a designated Conservation Area contrary to the advice contained in PPG15 and the aims of Policies 108 and 109 of the Dacorum Borough Local Plan Deposit Draft (as proposed to be modified).
4. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.