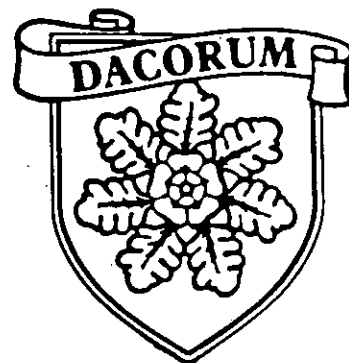


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1605/94

Mrs S Reynolds
Southings Farm
Gaddesden Row
Hemel Hempstead
Herts

Strutt & Parker
Crispin House
37 Holywell Hill
St Albans
AL1 1HB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Giraffe House, Roe End Farm, Roe End Lane, Markyate

TEMPORARY REMOVAL OF RESTRICTION ON OCCUPATION CONDITION PURSUANT TO 4/0989/87

Your application for *the removal of a condition on a previous permission* dated 14.12.1994 and received on 16.12.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

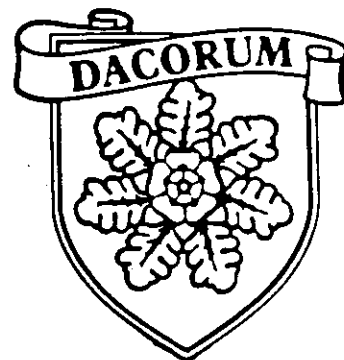
Director of Planning

Date of Decision: 09.03.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1605/94

Date of Decision: 09.03.1995



The site lies within the rural area beyond the Metropolitan Green Belt on the Dacorum Borough Local Plan Deposit Draft wherein there is a presumption against general building development in the rural area. Only small scale building for use for agriculture, forestry, mineral extraction, countryside recreation uses and services which meet a proven particular need of the local rural community. The dwelling was permitted on the grounds of agricultural need in 1988 and it has not been shown to the satisfaction of the local planning authority that the long term needs for dwellings for agricultural workers in the locality no longer warrant the reservation of this property for that purpose.