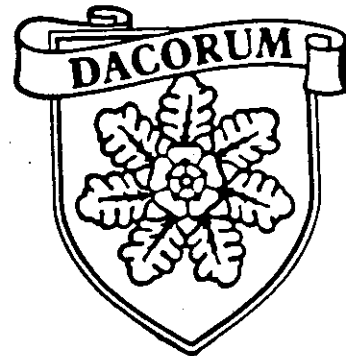


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1635/91

C Brown
114 Green End Road
Hemel Hempstead
Herts

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

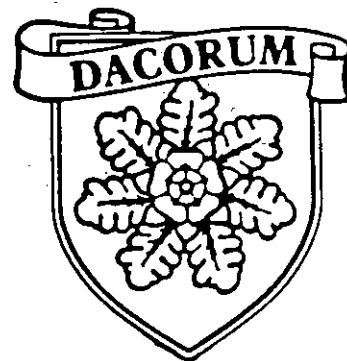
Five Acre Farm Nettleden Rd Frithsden Lt Gaddesden
TOILET & KITCHEN BLOCK

Your application for *full planning permission* dated 04.12.1991 and received on 05.12.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 24.02.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/1635/91

Date of Decision: 24.02.1992

1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan 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. The proposed building is not essential for agricultural purposes as a number of existing buildings on the site are under utilised. No specific need has been proven and the proposal is therefore unacceptable.
2. The adopted Dacorum District Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the policy of the local planning authority seeks to preserve the appearance of the area, encourage agriculture and conserve wildlife by the restriction of further development having particular regard to the siting, design and external appearance of buildings. The proposed development by reason of its poor design and use of unsympathetic materials would have an unacceptable visual effect on appearance of the area.