



# Department of the Environment

Becket House Lambeth Palace Road London SE1 7ER

Telephone 01-928 7855 ext 405

1690/760

Messrs Wm F Johnson and Partners  
Surveyor, Design and Planning  
Consultants

39A High Street  
Hemel Hempstead  
Hertfordshire HP1 3AA

33

Your reference  
WJF/WFC/889

Our reference T/APP/5252/A/77/1962/C8

Date

21 SEP 1977

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY MR R F BAKER  
APPLICATION NO:- 4/1128/76

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Dacorum District Council to refuse planning permission for the conversion of an outbuilding into a dwelling in the grounds of "Three Fields", Sheethanger Lane, Felden, Hemel Hempstead, Herts. I have considered the written representations made by you and by the Council, and also those made by other interested persons, as a result of this and of my inspection of the appeal site on 17 August 1977. I have formed the opinion that your case turns on the relationship of the site to its surroundings in a proposed extension to the Metropolitan Green Belt.

2. "Three Fields" is clearly connected with what may well be newer development along Sheethanger Lane; but it stands on its own, well to the east of it, with what were once all its associated outbuildings. Thus, to my mind, the Council's decision to limit the area allocated primarily for residential use to the eastern boundaries of the properties fronting directly on to Sheethanger Lane is completely logical in the circumstances. Hence, the site would be quite unsuitable for a completely new dwelling. And I do not regard the fact that your proposal only involves the conversion of an existing agricultural building, adjacent to one already converted, as sufficient justification for a further intensification of residential development in an unsuitable locality. Moreover, if such a project were to be implemented now, I consider it could open the door to similar applications elsewhere in the country which it would then be inequitable to refuse on appeal; and the cumulative effect of this would be a negation of the generally accepted policy outlined in Development Control Policy Note No 4.

3. I have considered whether the appeal site has been appropriately included in the proposed extension to the Metropolitan Green Belt and I see no reason to question it, pending a decision on green belt proposals as a whole; and this is a further objection to your proposal.

4. I have taken account of all the other matters raised in the written representations, but I do not find them such as to outweigh those that have led me to my decision. For the above reasons, therefore, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen  
Your obedient Servant

*[Signature]*  
A B B MARCOCK MC (Contab)  
Inspector