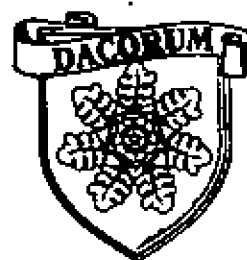


## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To Mr J A Proctor  
Pouchen End Farm  
Hemel Hempstead  
Herts

Mr J C A Proctor  
PO Box 226  
Berkhamsted  
Herts  
HP4 1NH

..... Conversion of farm building to form three dwellings.....  
.....  
at .. Pouchen End Farm, Pouchen End Lane, Hemel Hempstead.....  
.....

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 ..... 5 September 1988..... and received with sufficient particulars on ..... 8 September 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. In the absence of information relating to the structural condition of the buildings the local planning authority is not satisfied that it is possible to convert them to dwellings without substantial demolition and redevelopment, which would be contrary to the general presumption against new building on a site which is located within the Green Belt.
2. The incorporation of excessive fenestration and roof lights and the siting of a double garage and car ports within the layout would detract from the overall character of the barn complex.

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.

an extension to the barn will intrude in the courtyard and on the general street scene. The general acceptance of the conversion of existing agricultural buildings should not necessitate the construction of additional buildings.

In conclusion, having regard to the implications if the buildings have to be substantially rebuilt, the inadequacies associated with the design and the additional buildings, there are sound planning reasons why planning permission should be refused.

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

1. In the absence of information relating to the structural condition of the buildings the local planning authority is not satisfied that it is possible to convert them to dwellings without substantial demolition and redevelopment, which would be contrary to the general presumption against new building on a site which is located within the Green Belt.
2. The incorporation of excessive fenestration and roof lights and the siting of a double garage and car ports within the layout would detract from the overall character of the barn complex.

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