



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR D R GOUGH  
RIDGE HOUSE  
134 ESKDALE AVENUE  
CHESHAM  
BUCKS  
HP5 3BD

Applicant:

MR & MRS T JONES  
THE CONIFERS  
LONG LANE  
BOVINGDON  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01697/98/FUL**

**HOLBROOK, LONG LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3 0NE  
DEMOLITION OF EXISTING DWELLING AND ANCILLARY BUILDING, ERECTION  
OF DWELLING, BARN AND STABLES**

Your application for full planning permission dated 28 September 1998 and received on 28 September 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 10 November 1998

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01697/98/FUL**

Date of Decision: 10 November 1998

- 1. The application site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note No 2 - Green Belts, Policy 3 of the Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposal represents inappropriate development and no very special circumstances have been advanced to show why planning permission should be granted. The proposal is therefore contrary to national and local planning policies for the area.**
- 2. The erection of a large dwelling and associated outbuildings in this area of open countryside would significantly detract from its rural character and appearance which would be contrary to policies in the adopted Dacorum Borough Local Plan.**
- 3. The proposed development would result in the loss of an established employment generating use within the Metropolitan Green Belt which is contrary to Policy 30 of the Dacorum Borough Local Plan and Policy 34 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**