



PLANNING

Civic Centre Marlowes
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Applicant:
MR J MINASHI
BEADLOW MANOR HOTEL
BEADLOW
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01757/97/FUL

THE GRANARY, BARNES FARM, BARNES LANE, KINGS LANGLEY,
HERTFORDSHIRE
CONVERSION OF AGRICULTURAL BUILDING TO RESIDENTIAL DWELLING
AND EXTENSION

Your application for full planning permission dated 17 November 1997 and received on 17 November 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 15 January 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01757/97/FUL

Date of Decision: 15 January 1998

The site is located within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein there is strict control over built development. Permission will only be given for the use of land, the construction of new buildings, changes of use of existing buildings for agriculture or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The extension and conversion of The Granary to form a residential dwelling is inappropriate in terms of this policy. Inappropriate development is by definition harmful to the Green Belt. The applicant has not demonstrated that very special circumstances exist in this case which are sufficient to outweigh normal policy objections. The development would be detrimental to the openness of the Green Belt and would be contrary to the aims of Policy 1 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment, Planning Policy Guidance Note 2 (Green Belts).