



PLANNING

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Applicant:

WHITBREAD PUB PARTNERSHIPS
WHITBREAD HOUSE
PARK STREET WEST
LUTON
BEDS
LU1 3BG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01839/98/FUL

WAGON & HORSES, WATLING STREET, FLAMSTEAD, HERTS
INSTALLATION OF NEW PORTABLE BUILDING WITH TWO BEDROOMS AND
EN-SUITE FACILITIES FOR USE AS BED AND BREAKFAST ACCOMODATION

Your application for full planning permission dated 19 October 1998 and received on
22 October 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 09 December 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01839/98/FUL

Date of Decision: 09 December 1998

1. The application site is located within the Metropolitan Green Belt on the adopted Hertfordshire Structure Plan Review 1991-2011 and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. 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 2 - Green Belts, Policy 5 of the Structure Plan and Policy 3 of the Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The provision of a new building to provide bed and breakfast accommodation represents inappropriate development under the terms of these policies, 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.