



FAULKNERS
49 HIGH STREET
KINGS LANGLEY
WATFORD
HERTS
WD4 9HU

PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

Applicant:
MR AND MRS J ARMSTRONG
MARKYATE CELL
MARKYATE
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01843/98FUL

COACH HOUSE, CELL PARK FARM, PIPERS LANE, MARKYATE

REPLACEMENT DWELLING AND DEMOLITION OF AGRICULTURAL
BUILDINGS

Your application for full planning permission dated 21 October 1998 and received
on 22 October 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 9 June 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01843/98FUL

Date of Decision: 9 June 1999

1. The site lies within the Chilterns Area of Outstanding Natural Beauty and within a Park included on the English Heritage Register of Parks and Gardens of Special Historic Interest. The proposed replacement dwelling is inappropriate in scale, design and setting and would be severely detrimental to the character and appearance of the designated landscape. The proposal represents a second major residence which would significantly disturb the balance of the Park and disrupt the setting of Markyate Cell, a Grade II* listed building.
2. In the Dacorum Borough Local Plan 1991-2001 Deposit Draft, the site lies within the Metropolitan Green Belt. 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 and Policy 3 of the Dacorum Borough Local Plan 1991-2001 Deposit Draft. The proposal represents inappropriate development and there are no very special circumstances which would justify a grant of planning permission in this case. The proposal is therefore contrary to national and local planning policies for the area.