

**Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH**



MR & MRS J ARMSTRONG  
CELL FARMHOUSE  
MARKYATE CELL  
MARKYATE  
ST ALBANS HERTS

COACH HOUSE, CELL PARK FARM, PIPERS LANE, MARKYATE, ST. ALBANS,  
HERTS  
REPLACEMENT DWELLING

Kim Basmah

Date of Decision: 14 June 2000

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01873/99/OUT**

Date of Decision: 14 June 2000

1. The application relies on the premise that the existing agricultural barn is structurally sound, capable of conversion and not suitable for business use. No information has been submitted as to the structural integrity of the building to show that the building is capable of conversion or to demonstrate the presumed floorspace which could be achieved in any conversion scheme.

2. The site lies within the Chilterns Area of Outstanding Natural Beauty (AONB). Having regard to the traditional and vernacular styles of buildings in the designated AONB, the proposal is inappropriate in terms of its plan form and siting, and would be severely detrimental to the character and appearance of this designated landscape. Furthermore, a dwelling of the size and siting proposed would compete with Markyate Cell as the major residence in this area, and this would be at odds with the character and appearance of the area.

3. In the Dacorum Borough Local Plan 1991-2011 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 1991-2011 Deposit Draft. In the light of the reasons set out above, the proposal represents inappropriate development, because the information that has been submitted with the application is insufficient to show that the building is capable of conversion, to demonstrate the presumed floorspace which could be achieved in any conversion scheme (on which the size of the replacement building is predicated) or to show how the proposed development could be accommodated without causing harm to the open character of the surrounding countryside. No very special circumstances have been advanced to show why planning permission should be granted in this case. The proposal is therefore contrary to national and local planning policies for the area.