

**Dacorum Borough Council**  
**Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MR D R GOUGH  
WOODWAY HOUSE  
WOODWAY ROAD  
TEIGNMOUTH  
DEVON  
TQ14 8PY

MR & MRS N CHILTERN-HUNT  
SHARLOWES FARM HOUSE,  
FLAUNDEN  
HEMEL HEMPSTEAD  
HERTS  
HP3 0PP

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01883/00/FUL**

**LAND ADJ. 1, BIRCH LANE, FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3 0PP**

**DEMOLITION OF AGRICULTURAL BUILDING AND ERECTION OF DETACHED DWELLING AND GARAGE**

Your application for full planning permission dated 17 October 2000 and received on 25 October 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'David Noble'.

Development Control Manager

Date of Decision: 05 March 2001

## **REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01883/00/FUL**

Date of Decision: 05 March 2001

1. The application site is located in the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan 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 Hertfordshire Structure Plan Review 1991-2011, Policy 3 of the adopted Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. The proposal represents inappropriate development and would also affect adversely the openness of the Green Belt, 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 Hertfordshire Structure Plan Review 1991-2011 seeks to enable activities and development in Hertfordshire to be carried out consistently with the principles of sustainable development. The Plan aims to encourage economic growth consistent with environmental constraints, provide for housing and social needs in ways which minimise the need to travel with an emphasis on urban concentration, improve quality of life without prejudicing that of future generations or the environment, avoid pollution in all its forms, contain road traffic growth whilst encouraging alternative means of travel, conserve important environmental assets, safeguard the Green Belt, conserve natural resources and make efficient use of land, minerals, buildings, energy, water and waste. The proposed development would prejudice this strategy and is therefore contrary to Policy 1 of the Hertfordshire Structure Plan Review 1991-2011.

3. The proposed development, by reason of the loss of the existing copse of trees, the infilling of the site with built development and its siting in line with and in proximity to built development at 1 to 6 Birch Lane, would reinforce and consolidate the existing unsympathetic and regular form of built development on this side of Birch Lane to the detriment of the loose form, irregular layout and rural character of built development which characterises the Flaunden Conservation Area. The proposal would therefore fail to preserve or enhance the character or appearance of the Flaunden Conservation Area and is therefore contrary to Policy 38 of the Hertfordshire Structure Plan Review 1991-2011, Policies 8 and 110 of the Dacorum Borough Local Plan, and Policies 9 and 116 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.