



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2008/1653/FP

CHANGE OF USE FROM TEMPORARY SALES OFFICE TO CONCIERGE OFFICE

at: BEDWELL PARK CUCUMBER LANE ESSENDON HATFIELD

Applicant Name And Address

MR D LAMBERT
MILLGATE HOMES
MILLGATE HOUSE
RUSCOMBE
RUSCOMBE LANE
TYFORD
RG10 9JT

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 22/08/2008 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The change of use of the temporary sales building to a concierge office is considered to represent a new building in relation to the criteria of PPG2: Green Belts due to the building originally being permitted by virtue of Class 4 of the Town and Country (General Permitted Development) Order 1995. The building does not fall within the definition of any the purposes described with paragraph 3.4 of PPG2 and therefore, is considered to be inappropriate development. Inappropriate development is by definition harmful to the Green Belt and it is considered that the very special circumstances advanced are not accurate in relation to the amount of development on the site being "...less than there was prior to the approved residential development." More than 2000m² footprint increase was permitted as part of the case for enabling development. Furthermore, the harm caused by the development is not outweighed by the limited screening that the landscaping provides and would be provided with the removal of car parking spaces. Therefore, no very special circumstances are apparent in this case, and the proposal would be contrary to Planning Policy Guidance Note 2: Green Belts.

Continuation...

REFUSED PLAN NUMBER(S):

**BP/MSU/CON/01 & BP/MSU/CON/02 & BP/MSU/CON/03 & BP/MSU/CON/04 &
BP/MSU/CON/05 received and dated 22nd August 2008**

Date: 03/10/2008

A handwritten signature in black ink, appearing to read 'Chris Conway', with a large, sweeping flourish at the end.

**Chris Conway
Chief Planning & Environmental Health Officer**