



The countryside charity
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Standing up for Hertfordshire's countryside

Elizabeth Burnham
Planning and Building Control
St. Albans City and District Council
St. Peter's Street
St. Albans
Herts AL1 3JE

Our Ref:

Your Ref:

1st May 2020 (by email)

Dear Ms. Burnham,

Application No. 5/2020/0701

Demolition of existing building and construction of single storey dwelling with associated parking and landscaping (resubmission following refusal of 5/2019/3047)

On Land opposite Ayres End House, Ayres End Lane, Harpenden, Hertfordshire

We note the reduction in size of the current proposal when compared to application 5/2019/3047. However, it is still greater in size than the barn conversion approved through application 5/2019/1279. Consequently it remains detrimental to the open character of this rural area in the Green Belt contrary to the aims of Policies 1 (Metropolitan Green Belt) and 13 (Extensions or Replacement of Dwellings in the Green Belt) of the St. Albans District Local Plan, Supplementary Planning Guidance: Residential Extensions and Replacement Dwellings in the Green Belt, and the National Planning Policy Framework.

The permission to convert the existing building has not been implemented and as a result the original use of the building remains in force until such time as conversion work is carried out. Consequently, the proposed development subject to this application would result in a greater impact on the openness of the Green Belt than the extant approval for conversion of the existing building.

Paragraph 145 (d) of the National Planning Policy Framework states that in order to be appropriate development any replacement must be "*in the same use and not materially larger than the one it replaces*", which this proposal clearly is not. The new dwelling is not for the same use as the equestrian use of buildings so in terms of the test of NPPF the proposed development is clearly inappropriate development in the Green Belt. The applicant argues that the proposal is now only a little bit larger (5%) than the existing building. Nevertheless that will result in additional and greater harm to the openness of the Green Belt. The arguments put forward to justify this are the same as those put forward to support application 5/2019/3047, which the Council refused, and the Council's response should be similar in this case.

Yours sincerely,

David Irving

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