



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TRIAD ARCHITECTS PLANNERS
30/31 LYME STREET
LONDON
NW1 OEE

MR VINU BHATESSA
CRAYDAWN PENDLEY MANOR LTD
93 NEWMAN STREET
LONDON
W1

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00680/99/FUL

**PENDLEY MANOR HOTEL, COW LANE, TRING, HERTS, HP235QY
HEALTH CLUB BUILDING, INCLUDING SWIMMING POOL AND GYM, & TWO 5
BEDROOM STAFF HOUSES**

Your application for full planning permission dated 12 April 1999 and received on 13 April 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 29 July 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00680/99/FUL

Date of Decision: 29 July 1999

- 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 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 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 adopted Dacorum Borough Local Plan shows the site to be within the Chilterns Area of Outstanding Natural Beauty wherein the prime planning considerations are the preservation of the beauty of the area, the encouragement of agriculture and the conservation of wildlife by the restriction of further development. Where new development is permitted it will only be on the basis of its satisfactory assimilation into the landscape, and it must not be intrusive in terms of noise, appearance, disturbance and traffic generation and parking having particular regard to the siting, design and external appearance of buildings. The proposed development is contrary to national guidance and local policy by reason of its size, scale and appearance.**
- 3. The size, scale and design of the health club building will be detrimental to the character and appearance of the listed building and its setting.**
- 4. The proposed health club building, staff housing and alterations to the car park are likely to result in the loss of trees and vegetation to the detriment of the character and appearance of the site itself and to the area as a whole.**