

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



ANDREW KING AND ASSOCIATES
WHITEFRIARS
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PITSTONE
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MR A WHISTON
HAY LODGE
LONDON ROAD
HEMEL HEMPSTEAD
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HP1 2RE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01027/00/OUT

ADJ. HAY LODGE, LONDON ROAD, BOURNE END, HEMEL HEMPSTEAD,
HERTS
30 BEDROOM HOTEL

Your application for outline planning permission dated 25 May 2000 and received on 05 June 2000 has been **REFUSED**, for the reasons set out overleaf.



Director of Planning

Date of Decision: 17 August 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01027/00/OUT

Date of Decision: 17 August 2000

- 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 proposed development would be a substantial urban intrusion in the generally open landscape of the area and would be contrary to the purpose of including land in the Green belt as laid down in Policy 3 of the Dacorum Borough Local Plan (Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft).**
- 3. The proposed development will conflict with the aims and objectives of Policies 8, 53 and 85 of the adopted Dacorum Borough Local Plan (Policies 9, 57 and 90 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft).**
- 4. The proposed development will result in the loss of a number of preserved trees and would be detrimental to the character and appearance of the landscape. The proposal will therefore conflict with Policies 92 and 94 of the adopted Dacorum Borough Local Plan (Policies 98 and 100 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft).**