



Planning Inspectorate

Department of the Environment

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CHIEF PLANNING OFFICER

~~CHIEF EXECUTIVE~~

DACORUM BC

CIVIC CENTRE

HEMEL HEMPSTEAD

HERTS. HP1 1HH

Your reference 4/1111/89

Our reference A1910/A/89/137576

Date 19/12/89

Dear Sir (S)/Madam,

TOWN AND COUNTY PLANNING ACT

APPEAL BY: Crest Hotels Ltd

RE: SITE AT Station Footpath, Kings Langley

I refer to our letter of 22nd Nov about the above appeal. The local inquiry arranged for Thurs day, the 22nd May 1990 has now been cancelled because the appeal has been withdrawn.

Please bring this cancellation to the notice of anyone who may have taken note of the arrangements previously made. We would recommend that any notice of the inquiry posted on or near the appeal site should be over stamped to show that it has been cancelled.

No further action will be taken on this appeal.
*You will be contacted again in due course so that we may make fresh arrangements for the inquiry.

Yours faithfully,

A. J. Campbell

4.1111 89

22 DEC 1989

313/89

* Delete as necessary

Comments

HMSO Btl 051881/2

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Crest Hotels Limited
Malthouse Walk
Banbury
Oxon OX16 8QL

The Bell Slater Partnership
287 Upper Richmond Road
Putney
London SW15 6JP

Erection of 120 bedroom hotel, car parking and associated
leisure facilities
at Trout Lake Bungalow, Station Footpath, Kings Langley

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated 26 June 1989 and received with sufficient particulars on 27 June 1989 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

1. The site is within the Metropolitan Green Belt on the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.
2. The proposal is contrary to the provisions of Policies 77 and 78 of the Dacorum District Plan which indicates the designated use of the site as Open Space.

Dated 10 day of 19 89

Signed

SEE NOTES OVERLEAF

P/D.15

Chief Planning Officer

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.

Reasons Continued:-

3. The proposed development will generate additional traffic using the A41 trunk road junction, and this will be detrimental to the safety and free flow of traffic on the trunk road. Although a roundabout is provided at this junction, the present layout will not be able to accommodate safely the additional traffic generated by this proposal.
4. In the opinion of the local planning authority, the level of car parking to be provided is inadequate to serve the size of hotel and conference facilities that are proposed for this site.
5. The proposal represents an overdevelopment of the site resulting in inadequate space to provide the substantial landscaping required for such a large scale building.

Dated Seventh day of September 1989

Signed:



Designation: CHIEF PLANNING OFFICER