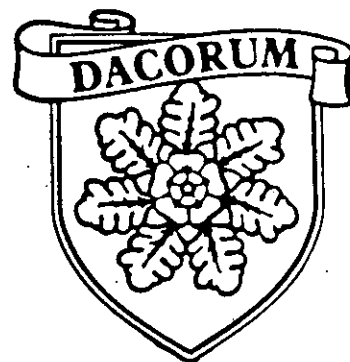


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1142/94

Berkhamsted Golf Club
The Common
Berkhamsted
Herts

Derek Kent and Associates
Great Wheelers Barn
The Green
Sarratt
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Berkhamsted Golf Club, The Common, Berkhamsted

ALTERATIONS AND CHANGE OF USE OF PRO-SHOP TO GREENKEEPERS ACCOMMODATION AND
REMOVAL OF CONDITION 17 OF PLANNING PERMISSION 4/0906/92 (PART DEMOLITION
EXISTING CLUBHOUSE, ERECT NEW CLUBHOUSE, EXTENSION TO CAR PARK)

Your application for *full planning permission* dated 31.08.1994 and received on
01.09.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

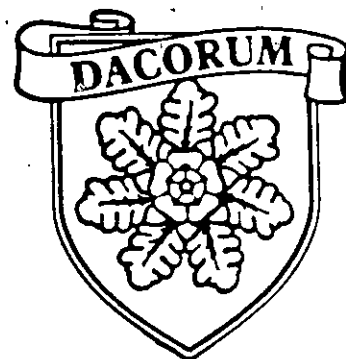
Director of Planning

Date of Decision: 01.12.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1142/94

Date of Decision: 01.12.1994



1. The former pro-shop is a utilitarian building of no intrinsic merit and its retention and adaptation for an alternative use conflicts with Policy 99 of the Dacorum Borough Local Plan Deposit Draft and Further Modifications.
2. The application site lies within the Chilterns Area of Outstanding Natural Beauty wherein the primary planning consideration is the preservation of the natural beauty of the landscape. The adaptation and retention of the former pro-shop conflicts with this objective.
3. The retention of the pro-shop would prejudice the proper provision of car parking for the clubhouse as required by Condition 17 of planning permission 4/0906/92, and would result in insufficient parking provision to serve the new golf clubhouse.