



DACORUM BOROUGH COUNCIL

To

Grass Roots Group Plc
Pennyroyal Court
Station Road
Tring, Herts

Lardi Cox and Partners
1 The Old School House
George Street
Hemel Hempstead, Herts.

..... Extensions and Alterations to form Theatre and
..... Offices.....
at Pendley Stables and Theatre, Station Road,
..... Tring, Herts.....

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 12.7.89 and received with sufficient particulars on 19.7.89 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. In the opinion of the local planning authority, the need for the extent of new building for the provision of offices in this location has not been proven and is consequently unacceptable in the terms of this policy.
2. Policy 53 of the adopted Dacorum District Plan states that planning permission for new offices, extensions to existing offices or changes of use of existing buildings to offices will normally only be granted within the Commercial Areas of the town centres of Hemel Hempstead, Berkhamsted and Tring, as defined on the Proposals Map to the District Plan. The site falls outside of the defined commercial areas and consequently the proposal for the provision of offices is unacceptable in the terms of this policy and would prejudice the success of its future implementation.

Dated

Thirteenth

day of

November

19

89

Contd/

Signed.....

Chief Planning Officer

SEE NOTES OVERLEAF

P/D. 15

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 FOR THE COUNCIL'S DECISION TO REFUSE PERMISSION
FOR THE DEVELOPMENT (Contd/)

3. The proposal involves the downgrading of an important local theatre to the detriment of the provision of local entertainment and cultural facilities, and is also contrary to the provisions of the Policy 85 of the adopted Dacorum District Plan which contains a presumption against the grant of planning permission for development which would result in the loss of such facilities, and also seeks to encourage proposals for their additional provision.
 4. Taking into account the existence of offices adjacent to the application site, and the demands that this makes on car parking according to standards adopted by the local planning authority, there is insufficient provision for vehicle parking to meet these adopted standards for both existing and proposed uses as shown on the submitted plans.
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Dated 30th day of November 1989



CHIEF PLANNING OFFICER

Signed