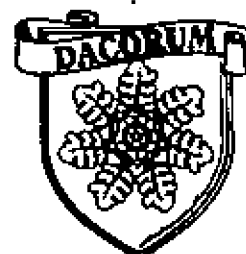


TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To Allied Breweries Ltd.
107 Station Road
Bourton on Trent
Staffs.

Potton Hotels Ltd.
Sunderland Road
Sandy
Beds. SG19 1SQY

.....Two storey extension to form 30 bedroom annex.....
.....
atRed Lion Public House, Red Lion Lane, Kings Langley,
.....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 dated22 July 1988..... and received with sufficient particulars on3 August 1988..... 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 proposed extension would, by reason of its mass, design and prominent location, detract from the character of the Listed Building and affect adversely the open character of the locality.

Dated19th... day ofOctober..... 19 88

Signed.....

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.

Recommendations made regarding means of escape and general fire precautions

Thames Water Authority

No objections

CONSIDERATIONS - The application site is located within the Green Belt but lies only a short distance away from the Dolittle Meadow industrial estate (which is within the urban area of Hemel Hempstead as defined on the District Plan Proposals Map). In view of its proximity to the urban area the site may be considered vulnerable to development. However this should not be taken to mean that the site is appropriate for the type of development proposed. In my view the site's Green Belt designation has an important function in checking the town's further growth and preventing the possible coalescence of Hemel Hempstead and Kings Langley. I therefore consider that the development of a 30 bedroom extension to be contrary to Green Belt objectives. In terms of its design, the two storey extension would be linked to the main building through an existing single storey rear extension. This part of the building is of no great architectural merit and the much earlier rear wing (c 17th century) would not be affected. However this is a large-scale building proposal measuring approximately 30 m long x 14 m wide (albeit its height to the ridge line will be about the same as the existing building) and it may be considered excessive in relation to the Grade II Listed Building. It may also be considered inappropriate to locate such a large extension on open land within the Green Belt.

✓ RECOMMENDATION - That planning permission be REFUSED (on form DC4) for the following reasons:-

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 proposed extension would, by reason of its mass, design and prominent location, detract from the character of the Listed Building and affect adversely the open character of the locality.

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