

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To S & L Sports Ltd  
St Albans Hill  
Hemel Hempstead  
Herts

P Brignell  
5 Chequers Lane  
Hitchin  
Herts  
SG4 7TY

Single storey extension to Clubroom

at ... Ski Centre, St Albans Hill, Hemel Hempstead

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 30 August 1988 and received with sufficient particulars on 30 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 design of the proposed extension is unsympathetic to the appearance of the existing building and by reason of its location close to the site entrance would be detrimental to visual amenity.
2. The proposed extension would result in the loss of existing car parking spaces.

Dated 20 day of October 1988

Signed

SEE NOTES OVERLEAF

P/D. 15

Chief Planning Officer

### NOTE

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.

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.

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.

20 OCT 1988

4/1636/88. SINGLE STOREY EXTENSION TO CLUBROOM.  
SKI CENTRE, ST ALBANS HILL, HEMEL HEMPSTEAD.  
APPLICANT: S & L SPORTS LTD

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DESCRIPTION - The present Clubhouse is a single storey development, 17 m wide by 12.7 m deep. The rear of the building is flat roofed whereas there is a low pitched roof to the front. The proposal is for a single storey flat roofed side extension increasing the length of the Clubhouse by 7 m to 24 m, but to the same depth as the existing building.

POLICIES

Hertfordshire County Structure Plan 1986 Review

No relevant policies

Dacorum District Plan

Policies 75 and 76

REPRESENTATIONS

None to date

CONSIDERATIONS - Although the rear of the extension is well screened from St Albans Hill by hedging, the other two sides will be facing out onto the car park at the entrance to the Ski Centre. Although there is an existing flat roofed section to the rear of the building, the proposed extension does not pay sufficient regard to the existence of the pitched roof element. The overall appearance of the building could be considerably improved by providing a pitched roof on the extension, at 90° to the existing ridge. As well as being more in keeping with the existing front elevation, such a design would help to screen the flat roof rear section from views from the site entrance. Furthermore, the proposal would result in the loss of at least three parking spaces. Whilst a large area is shown to be available for car parking, it is important that existing parking provision is not diminished in any way because of the likely pressures for car parking arising from the uses on this site.

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

- A.
1. The design of the proposed extension is unsympathetic to the appearance of the existing building and by reason of its location close to the site entrance would be detrimental to visual amenity.
  2. The proposed extension would result in the loss of existing car parking spaces.

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B. Enforcement action authorised.