

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To

Benskins Ltd
Benskin House
Station Road
Watford
WD1 1ES

Potton Hotels Ltd
Sunderland Road
Sandy
Beds

..... Rear extension to Public House to form
..... Hotel (Outline)
at ... Cow Roast Public House, Cow Roast, Nr. Tring.....
.....

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 30.11.1989 and received with sufficient particulars on 14.12.1989 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 agriculture or other essential purposes appropriate to a rural area, or small scale facilities for participatory sport or recreation. In addition, Policy 87 of the Plan aims to restrict hotel development to suitable sites in urban areas. As no need or justification has been proven for this development, it is consequently unacceptable in the terms of these policies.

Dated day of 19

Signed..... *Wm Bamford*

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 the date 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.

(Contd/)

2. In the opinion of the local planning authority, the intended size and scale of the proposed extension (as shown on the submitted plans), would be detrimental to the appearance of this rural area which is included in both the Metropolitan Green Belt and the Chilterns Area of Outstanding Natural Beauty.
3. In the absence of detailed plans to demonstrate otherwise, the proposed development is likely to give rise to problems of overlooking of and consequently loss of privacy for the occupants of adjacent residential property.
4. The increased use of the access from the site onto the A41 trunk road which is sub-standard in visibility is likely to give rise to conditions prejudicial to highway safety.
5. In the absence of detailed plans to demonstrate otherwise, the proposed extension is likely to have an adverse effect on the character, setting and appearance of the Cow Roast Inn as a building of special architectural and historic interest due to its scale in comparison to that of the existing Listed Building.

Dated.....15th.....day ofMarch.....1990

Signed........

Designation...CHIEF PLANNING OFFICER.....