



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0087/91

Gordon Doolan  
38 High Street  
Kings Langley  
Herts

Colin Eades Partnership  
83 Tilehouse Street  
Hitchin  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

38 High Street, Kings Langley, Herts

OFFICE DEVELOPMENT & CAR PARKING

Your application for *full planning permission* dated 18.01.1991 and received on 21.01.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.03.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/0087/91

Date of Decision: 14.03.1991

1. Policy 53 of the adopted District Plan seeks to restrict new office developments to the commercial areas of Hemel Hempstead, Berkhamsted and Tring. The proposal does not accord with this policy. Although in some instances small scale office development may be acceptable when allied to a local need in other centres, no such essential need has been identified, and the scale of the proposal is considered excessive in the light of this policy.
2. The proposed development would result in a significant number of vehicles crossing the footway where it appears no vehicles currently do so. Visibility on leaving the proposed car park would be severely restricted by the presence of buildings either side of the access, and this could result in pedestrian and vehicle conflict to the detriment of highway safety.
3. The amount of new building proposed would be out of scale and appearance and would not be compatible with the established character of this part of the village of Kings Langley.