

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



CUBE ARCHITECTS
127 STATION ROAD
CHINGFORD
LONDON
E4 6AG

GREENE KING RETAIL PLC
ST PETERS HOUSE
OLDING ROAD
BURY ST EDMUNDS
SUFFOLK
IP33 3TA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00463/98/FUL

CROWN & SCEPTRE, BRIDENS CAMP, HEMEL HEMPSTEAD, HERTS, HP2 6EY
CHANGE OF USE OF RESIDENTIAL DWELLING TO PUBLIC HOUSE, SINGLE
STOREY SIDE AND REAR EXTENSION AND FIRST FLOOR REAR EXTENSION

Your application for full planning permission dated 13 March 1998 and received on
23 March 1998 has been **REFUSED**, for the reasons set out overleaf.

Development Control Manager

Date of Decision: 11 June 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00463/98/FUL

Date of Decision: 11 June 1998

1. **The proposal would result in the loss of residential accommodation contrary to Policy 14 of the Dacorum Borough Local Plan. No overriding planning advantages have been demonstrated.**
2. **Policy 87 of the Dacorum Borough Local Plan permits only small-scale extensions to public houses in rural areas. The proposed development is excessive in scale contrary to this policy, resulting in a detrimental effect on the rural area in general and the building in particular.**
3. **The proposal would be detrimental to the preservation of the beauty of the Chilterns Area of Outstanding Natural Beauty by reason of its intrusive appearance and because it is likely to result in additional noise, disturbance and traffic generation.**
4. **The design of the proposed extensions, by reason of the mix of materials and finishes, lacks consistency, to the detriment of the appearance of the existing attractive building.**