

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BRADLEY ASSOCIATES
QUARRY WOOD HOUSE
MARLOW REACH
STATION APPROACH
MARLOW, BUCKS
SL7 1NT

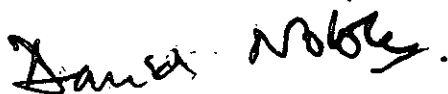
CARMICHAEL SECURITIES
46 SPRINGFIELD ROAD
HORSHAM
WEST SUSSEX
RH12 2PD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00623/00/FUL

343-351 HIGH STREET, BERKHAMSTED, HERTS
10 FLATS COMPRISING 8NO 2 BED AND 2NO 1 BED UNITS, PARKING AND
NEW FRONT BOUNDARY WALL

Your application for full planning permission dated 28 March 2000 and received on
30 March 2000 has been **REFUSED**, for the reasons set out overleaf.



Development Control Manager

Date of Decision: 17 January 2001

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00623/00/FUL

Date of Decision: 17 January 2001

- 1. The proposed development, by virtue of its poor design, would be seriously detrimental to the appearance of this prominent site. The scheme therefore conflicts with national advice contained in Planning Policy Guidance Note 1: General Policy and Principles and with Policies 8 and 9 of the adopted Dacorum Borough Local Plan and Policies 9 and 10 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 2. The proposed development is shown to be located in close proximity to the crown spread of a line of protected Lime trees, which, due to their elevated position and mature size, are likely to be subject to pressure for felling or pruning by future residents of the proposed flat development. The scheme therefore threatens the longevity of the protected Lime trees and thus conflicts with the intentions of Policy 21 of the Hertfordshire Structure Plan Review 1991-201, Policy 94 of the adopted Dacorum Borough Local Plan and Policy 100 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**
- 3. The proposed development would have a harmful effect on highway safety due to increased on-street parking and congestion, and conflict within the site leading to dangerous manoeuvring of vehicles on the site and on adjacent roads. It would, therefore, be contrary to Policy 25 of the Hertfordshire Structure Plan Review 1991-2011, Policies 49 and 54 of the adopted Dacorum Borough Local Plan and Policies 52 and 59 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**