



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

BRIAN BRANWHITE SURVEYORS  
PO BOX 735  
TRING  
HERTS  
HP23 5LH

Applicant:  
MRS P R CLAYPOLE-SMITH  
C/O 28 THE NURSERIES  
EATON BRAY  
NR DUNSTABLE  
BEDS  
LU6 2AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00837/98/OUT

A.T.C. CENTRE, BANK MILL LANE, BERKHAMSTED, HERTS, HP4 2NT  
DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 2NO SEMI  
DETACHED DWELLINGHOUSES

Your application for outline planning permission dated 11 May 1998 and received on  
13 May 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 02 July 1998

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00837/98/OUT**

Date of Decision: 02 July 1998

- 1. The proposed development would result in the loss of a social and community facility. No information has been provided to demonstrate that this facility is no longer viable or that satisfactory alternative provision can be made. The proposal is therefore contrary to the aims of Policy 63 of the Dacorum Borough Local Plan.**
- 2. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities.**
- 3. The density of development proposed is excessive and unwarranted in this location and would if permitted prove severely injurious to the general character and amenity of the area.**
- 4. There is inadequate provision for vehicle parking within the site to meet the standards adopted by the local planning authority.**
- 5. The proposed development is likely to result in pressure to remove or severely prune back trees to the rear of the site. These trees make an important contribution to the canalside environment and their loss would be detrimental to the visual amenity of the area and, therefore, contrary to the aims of Policies 94 and 107 of the Dacorum Borough Local Plan.**