

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR W THOMPSON
HIGH TREES
SHENDISH
LONDON ROAD
HEMEL HEMPSTEAD HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01006/00/OUT

ADJ. HIGH TREES, SHENDISH, LONDON ROAD, HEMEL HEMPSTEAD, HERTS,
HP3 9TA
DWELLING

Your application for outline planning permission dated 25 May 2000 and received on 01 June 2000 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 10 August 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01006/00/OUT

Date of Decision: 10 August 2000

1. The development involves the removal of 11 Sycamore trees covered by Tree Preservation Order No. 119 made in 1982. The removal of these trees would significantly detract from the character and appearance of the area. The proposal is therefore contrary to Policy 94 of the Dacorum Borough Local Plan and Policy 100 of the Dacorum Borough Local Plan Deposit Draft, which seek to retain existing trees.

2. The proposed access drive would be located between trees covered by Tree Preservation Order No. 119, and no information has been submitted to show the impact of the development on the trees. The formation of an access drive in this location is likely to damage the health and safety of the trees to the detriment of the character and appearance of the area. The proposal is therefore contrary to Policy 94 of the Dacorum Borough Local Plan and Policy 100 of the Dacorum Borough Local Plan Deposit Draft, which seek to retain existing trees.