

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1048/96

Johnson Cleaners UK Ltd  
c/o Johnson Group Cleaners  
348 Southmead Avenue  
Westbury On Trym  
Bristol BS10 5LR

J Green Associates  
128 Woodland Avenue  
Hove  
East Sussex  
BN3 6BN

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Berkhamsted Laundry, 382-386 High Street, Berkhamsted, Herts

CANOPY OVER CUSTOMER PARKING AND ALTERATIONS TO VEHICULAR ACCESS AND PEDESTRIAN RAMP (RESUBMISSION)

Your application for *full planning permission (householder)* dated 09.08.1996 and received on 12.08.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

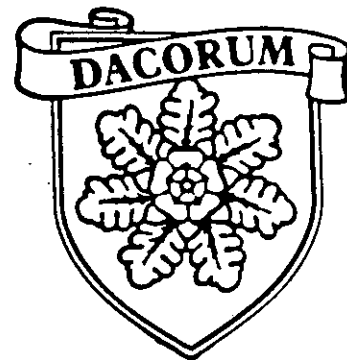
Director of Planning

Date of Decision: 19.09.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1048/96

Date of Decision: 19.09.1996



The proposed canopy which projects forward of the main wall of the adjoining building would be over dominant in the general street scene presenting a jarring and unattractive feature detrimental to this part of Berkhamsted High Street.

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER



# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

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14 York Place  
KNARESBOROUGH  
North Yorkshire  
HG5 0AA

Your Ref:

P/26/96

Our Ref:

T/APP/A1910/A/96/272831/P5

Date:

PLANNING DEPARTMENT	
DACORUM BOROUGH COUNCIL	
16 JAN 1997	
Received	17 JAN 1997
COUNCIL SECRETARY	

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY JOHNSON CLEANERS UK LIMITED  
APPLICATION NO: 4/1048/96

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Dacorum Borough Council to refuse planning permission in respect of an application for provision of canopy over existing customer parking; new illuminated box signs; minor associated works at 382-386 High Street, Berkhamsted. I have considered the written representations made by you and by the Council, and also those made at the application stage by Berkhamsted Town Council. I inspected the site on 19 December 1996.
2. The appeal site is located on the northern side of Berkhamsted High Street, to the west of the main shopping area. A single-storey dry cleaning shop occupies part of the site frontage. To its immediate west, and bounded by a slatted fence, is a small customer car park. The proposed canopy would cover this car park, and would have 0.75m deep fascias on its street and western elevations matching those on the existing building. The canopy would project 1.5 m forward of the existing shop front.
3. From the written representations and my inspection of the site and the surrounding area, I consider that there is a single main issue in this case. This is whether the proposed canopy would represent an over-dominant feature in the street scene detrimental to the general appearance and character of this area.
4. It seems to me that the planning policy of greatest direct relevance to this appeal is Policy 8 of the adopted Dacorum Borough Local Plan 1995. This indicates that a high standard is expected in all developments. Among the factors which need to be taken into consideration are design, scale, height and materials. Moreover, the development should not only be appropriate on the site itself but it should also respect the townscape and general character of the area in which it is set.



5. The section of the High Street within which the appeal site lies has a strong commercial feel to it. However, in townscape terms, I agree with the Council that there are substantial differences between the types of development on the northern and southern sides of the road. On the northern side, the majority of the properties have relatively narrow frontages, and most of those in the section from No.352 as far westwards as the appeal site share the same building line. On the opposite side of the High Street, to the west of Cross Oak Road, the frontage is dominated by two car sales garages and a petrol filling station.

6. The present dry cleaning shop and its blue fascia boards, while of modern appearance, are at least comparable in frontage width and scale to the adjacent older premises. Also, and as already stated, they follow the same building line. The proposed canopy would mean a front fascia more than double the width of the present one. Furthermore, it would project forward of the present building line. Seen in conjunction with the dry cleaning shop, I think that the proposed canopy, a substantial structure some 8m wide by 12m deep, would appear very much out of scale with uses to the immediate east.

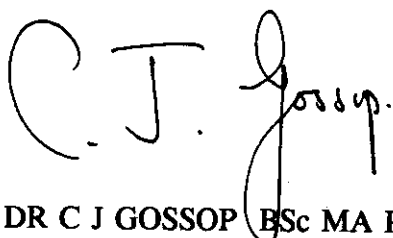
7. You contend that, from the west, the canopy would be 'read' as part of the overall view which would also encompass the garage uses on the opposite side of the road. You argue that it would be in keeping with those uses, with their strong horizontal emphasis and their contrasting colours. However, I think that there is a distinction between the two sides and that the generally 'domestic' scale of the northern frontage to the High Street is a quality worth retaining and fostering, all the more so because of the importance of this road as an important vehicular and pedestrian route to the town centre and its Conservation Area.

8. In reaching my conclusion that the canopy would represent an over-dominant feature in the street scene detrimental to the appearance and character of this area, I have taken into account the zoning of this part of the High Street for General Employment Use, and the aim of Policy 7 of the adopted Local Plan of encouraging development which generates employment. However, in this case, I think that these considerations are outweighed by the objections in visual terms, and the failure of the proposal, in my view, to comply with the aims of Policy 8. Furthermore, while I am sympathetic to your client's intention to provide better facilities for the disabled, in so far as the proposed ramp is concerned, it seems to me that this could be advanced as a separate proposal.

9. I have taken into account all of the other matters raised in the representations. However, neither these nor anything else before me are of sufficient weight to override my conclusion based on the main issue.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

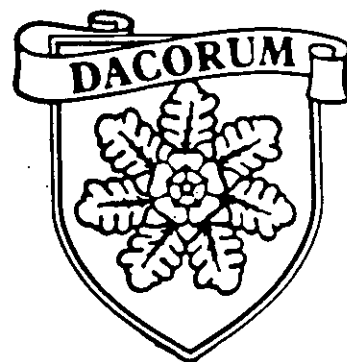
Yours faithfully



DR C J GOSSOP BSc MA PhD MRTPI  
Inspector

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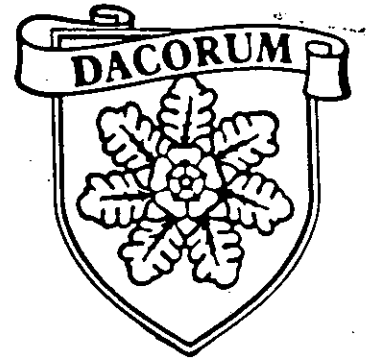
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