



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ST MARYLEBONE PROPERTY COMPANY PLC
23 BUCKINGHAM PALACE ROAD
LONDON
SW1W 0PP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01138/98/FUL

KINGS CHAMBERS, 2/4/6/8/10/12/14, LOWER KINGS ROAD, BERKHAMSTED,
HERTS
CHANGE OF USE OF FIRST FLOOR OFFICES TO FOOD AND DRINK (A3) USE

Your application for full planning permission dated 24 June 1998 and received on 13 July 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 23 November 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01138/98/FUL

Date of Decision: 23 November 1998

1. On the basis of the information provided it appears to the local planning authority that the proposals would be likely to have seriously harmful effects on the amenities of the adjoining residential property, No. 210 High Street, and also on the character and appearance of Berkhamsted Conservation Area. The proposal would therefore be contrary to Policies 8 and 110 of the adopted Dacorum Borough Local Plan and to national advice contained in Department of the Environment Planning Policy Guidance Notes 1 and 15.