

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



LAST & TRICKER PARTNERSHIP
3 LOWER BROOK MEWS
LOWER BROOK STREET
IPSWICH
SUFFOLK
IP4 1RA

PUBMASTER
CRANE HILL LODGE
325 LONDON ROAD
IPSWICH
IP2 0BE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01214/00/FUL

CRYSTAL PALACE, STATION ROAD, BERKHAMSTED, HERTS, HP4 2EZ
FORMATION OF PATIO AREA AND ASSOCIATED LANDSCAPING/FENCING

Your application for full planning permission dated 22 June 2000 and received on 30 June 2000 has been **REFUSED**, for the reasons set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 30 November 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01214/00/FUL

Date of Decision: 30 November 2000

1. The proposed patio, by virtue of its proximity to adjacent properties, will result in significant harm to the adjoining properties and surrounding neighbourhood through visual intrusion, loss of privacy, noise and disturbance. It therefore fails to meet the required policy criteria set out in Policy 8 of the Dacorum Borough Local Plan (and Policy 9 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft) and is contrary to the Environmental Guidelines set out in Part 5 of those Plans.