

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

FP

**DACORUM BOROUGH COUNCIL**

To Jarvis (Harpenden) Ltd. & L.D. Pike  
Parkinson House  
Vaughan Road  
Harpenden  
Herts.

Louis de Soissons Partnership  
Midland Bank Chambers,  
Howardsgate  
Welwyn Garden City  
Herts.

..... Three storey office building with car parking .....

.....

at ..... 11. Lower Kings Road .....

..... Berkhamsted .....

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated ..... 4th. September. 1985 ..... and received with sufficient particulars on ..... 8th. October. 1985 ..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:-

1. The proposed vehicular access to Lower Kings Road has inadequate width and visibility to Lower Kings Road and would result in potential highway danger.
2. The proposed car park has insufficient spaces for the traffic likely to be generated by the development. The layout of the parking area is inadequate as spaces are poorly sited and appear to block access to adjacent properties.
3. The proposals will prejudice the implementation of the Lower Kings Road/High Street rear service road proposed in the Berkhamsted Town Centre Map 1973.
4. Lower Kings Road is an important shopping street in the town centre and any proposal to re-develop the site should make provision for retail use of the ground floor frontage.
5. The proposed building, because of its mass, form and elevations would result in an over-dominating element when viewed from Lower Kings Road and other

Dated : ..... day of ..... 19..... cont'd./

Signed..... *W. B. Marshall* .....

Chief Planning Officer

SEE NOTES OVERLEAF  
P/D. 15

NOTE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in s.169 of the Town and Country Planning Act 1971.

Planning Application No. 4/1269/85

5. (Cont'd.)

surrounding areas and would detract from the character and appearance of the Berkhamsted Conservation Area.

6. The proposed building with large numbers of windows on the side elevation would result in overlooking of adjacent properties.



Dated 17th day of December 1985