

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

PC

DACORUM BOROUGH COUNCIL

Citygrove Developments Limited
77 South Audley Street
London W1Y 5TA

Non food retail warehouse
at Hall Park Garage
London 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 November 1985 and received with sufficient particulars on 5th November 1985 and shown on the plan(s) accompanying such

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

1. The proposals make inadequate provision for customer car parking and servicing by heavy goods vehicles. The proposed dual use parking and servicing areas are likely to result in conflict between cars, pedestrians and heavy goods vehicles.
2. The vehicular accesses to the site are inadequate in width and radii to allow safe and convenient access by traffic using the site.
3. The proposal to erect the building on the northern part of the site behind a large car parking area would render the cars unduly prominent and the development would therefore detract from the appearance of the street scene.

The proposed layout would involve the loss of trees protected by a Tree Preservation Order and boundary hedges to the detriment of the appearance of the area. No adequate replacement planting areas are proposed.

Dated 17th day of December 1985

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

Chief Planning Officer

SEE NOTES OVERLEAF

P/D.15

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