



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1457/90

Allied Breweries Ltd
107 Station Road
Burton-on-Trent

Andrews Downie & Partners
6 Addison Avenue
London
W11 4OR

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Goat Public House, High Street, Berkhamsted

REDEVELOPMENT FOR 3 STOREY BUILDING WITH A2 OFFICES ON GROUND FLOOR, B1 OFFICES
ON 1ST & 2ND FLOOR PARKING AND ACCESS

Your application for *full planning permission* dated 04.10.1990 and received on
12.10.1990 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning.

Date of Decision: 29.11.1990

(encs. Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1457/90

Date of Decision: 29.11.1990



1. There is inadequate parking provision to serve the amount of floorspace proposed in the development and inadequate manoeuvring space between parking spaces numbered 1-9 and the landscaped area.
2. The proposed new building lies in the designated Conservation Area and the detailed design, bulk and detailing would result in a building that would not enhance or preserve the character or appearance of this part of the Conservation Area. Furthermore, the provision of a large car park would be detrimental to the amenity and character of the area.
3. The proposed development results in the loss of a public house contrary to Policy 85 of the Dacorum District Plan which encourages the provision of entertainment facilities.
4. The proposed development would be likely to give rise to unacceptable traffic conditions in Victoria Road and at the junction of this road with the A41 as a result of the additional traffic movements to and from the site.
5. The site is located outside the commercial area as designated in the adopted Dacorum District Plan. There is no requirement for additional business floorspace in Dacorum and there are no special advantages to the development of this site for business purposes that would outweigh the policy objections.
6. The proposal would result in considerable harm to the amenities of the well established residential area.
7. The site is located within and adjacent to a designated Conservation Area wherein it is the duty of the local planning authority to encourage the conservation and enhancement of features of architectural or historic interest. In the opinion of the local planning authority, the demolition of this building would result in a serious loss to the architectural and historic heritage of the area and the street scene.