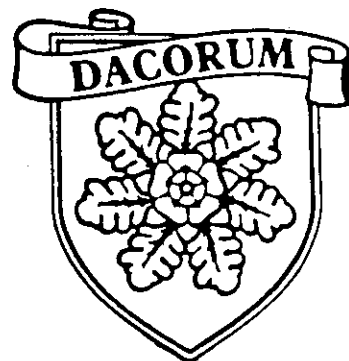


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1459/95

T W Guest Trust Ltd
The Courtyard
Prince Edward Street
Berkhamsted
Herts

Nicholas J Joyce
One West Lodge
Park Road
Tring
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Kings Arms P.H, 147 High Street, Berkhamsted, HERTS

EXTERNAL FIRE ESCAPE

Your application for *full planning permission* dated 15.11.1995 and received on 16.11.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

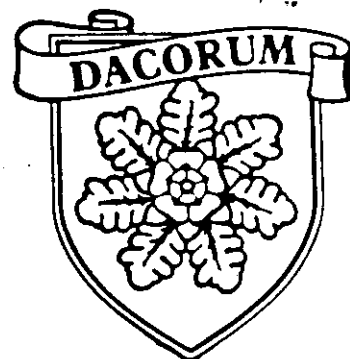
Director of Planning

Date of Decision: 30.01.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1459/95

Date of Decision: 30.01.1996



1. The proposed development would have a seriously detrimental effect on the amenities and privacy of the adjacent property, No 149 High Street, Berkhamsted.
2. The proposal would have a seriously detrimental effect on the character of the property itself, a grade II Listed Building, and the general character and amenity of the designated Conservation Area, by reason of its siting, size and design.