



# Planning Inspectorate

Department of the Environment

Room 10/23 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line

0272-218698

Switchboard

0272-218811

GTN

1374

CHIEF PLANNING OFFICER

DACORUM BC

CIVIC CENTRE

HEMEL HEMPSTEAD

HERTS. HP1 1HH

Your reference

4/1401/89

4/1474/89

Our reference

A/89/145567

A1910/E/90/806184

Date

29.6.90

Dear Sir(s)/Madam,

TOWN AND COUNTY PLANNING ACT

APPEAL BY: *White Advertising & Exhibitions*

RE: SITE AT *15 Manor St/20 Chapel St. Beckenham*

I refer to our letter of ~~about~~ the above appeal. The local inquiry arranged for *TUES* day, the *10th July* 1990, has now been cancelled because *the appeal has been withdrawn.*

Please bring this cancellation to the notice of anyone who may have taken note of the arrangements previously made. We would recommend that any notice of the inquiry posted on or near the appeal site should be over stamped to show that it has been cancelled.

*No further action will be taken in the appeal*  
\*You will be contacted again in due course so that we may make fresh arrangements or the inquiry.

PLANNING DEPARTMENT  
DACORUM BOROUGH COUNCIL

Ref. Yours faithfully

Ack.

C.P.O. T.C.P.M. D.P. D.C. S.C. Admin. File

Received

2 JUL 1990

P. J. HOWELL

313/89

Comments Delete as necessary

*for see Nonged.*

HMSO Bt1 051881/2

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972



## DACORUM BOROUGH COUNCIL

To White Advertising and Exhibitions R E Newbery  
PO Box 96 228 Sandridge Rd  
Berkhamsted St Albans  
Herts Herts AL1 4AL

Partial demolition, two storey extensions, re-roofing of building with inclusion of dormer windows to provide office accommodation and one flat and covered parking at 15 Manor Street/20 Chapel Street  
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 11 August 1989 and received with sufficient particulars on 31 August 1989 and shown on the plan(s) accompanying such application.

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

1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority to serve the proposed development and therefore the proposal would result in increased on-street parking in nearby roads which would exacerbate the existing congested conditions in Chapel Street and Manor Street.
2. All proposals for residential development should accord with the Environmental Guidelines for Residential Development as specified in Policy 66 of the adopted Dacorum District Plan. The proposed flat, which would adjoin the car park serving the development would have no amenity space and therefore, the local planning authority is of the opinion that the development conflicts with the aims of this policy, as the provision of amenity space is an important consideration.

Cont'd on separate sheet/...

Dated XXXX day of XXXX

19  
XX

Signed.....

SEE NOTES OVERLEAF

P/D. 15


Chief Planning Officer

#### 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.

3. The site is located within the designated Conservation Area of Berkhamsted wherein it is the duty of the local planning authority to ensure both the conservation and enhancement of its existing historical and architectural character. In the opinion of the local planning authority the proposal by reason of its height, mass, design, prominence and site coverage would detract from the existing character of the designated Conservation Area where currently both No.15 Manor Street and 20 Chapel Street make a valuable contribution to visual amenity and the street scene.
4. The locality is characterised by a mixture of residential, commercial and community uses. In the opinion of the local planning authority, the proposed development would be seriously detrimental to the residential amenity of the locality for the following reasons:-
  - (a) Noise, disturbance inconvenience and congestion resulting from increased vehicular movements and parking problems; and
  - (b) the adverse impact on No.13 Manor Street due to the height, massing and close proximity of the development to this dwellinghouse.
5. The vehicular access which is positioned in close proximity to the junction of Chapel Street with Manor Street is inadequate and unsuitable for the traffic that would be associated with the proposed use.

Dated 17th day of November 1989

Signed  .....

Designation - Chief Planning Officer