



PLANNING

Civic Centre, Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

Applicant:
MR & MRS BUTLER
97 HIGH STREET
NORTHCHURCH
BERKHAMSTED
HERTS
HP4 3QL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01522/98/OUT

97 HIGH STREET & ADJ. APPECROFT, NORTHCHURCH, BERKHAMSTED,
HERTS
DEMOLITION OF 97 HIGH STREET NORTHCHURCH AND CONSTRUCTION OF
12NO 2 BEDROOM HOUSES AND 2NO 3 BEDROOM HOUSES

Your application for outline planning permission dated 28 August 1998 and received
on 28 August 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 27 November 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01522/98/OUT

Date of Decision: 27 November 1998

X 1. The proposal would have a seriously detrimental effect on the general character and amenity of the Northchurch Conservation Area. In particular, there is a presumption against the demolition of any building that contributes to the character of a Conservation Area. No. 97 High Street is an attractive and structurally sound building which makes a positive contribution to the Conservation Area; the proposal to demolish this building is not supported by any reasoned justification and the proposed replacement building is of insufficient architectural merit to outweigh the loss to the character and appearance of the Conservation Area that would be result from the demolition of the existing building. The proposal also results in the demolition of a substantial part of an historic wall which was formally the boundary wall to Exhims Mews, thus further eroding the historic character and appearance of the Conservation Area.

2. The proposal would have a seriously detrimental effect on the amenities at present enjoyed by occupants of adjacent dwellings, especially as a result of the provision of both a large car parking area in the south-eastern part of the site and vehicular access to the site via the amenity area of Tudor Orchard.

3. The proposal does not provide for sufficient off street car parking in accordance with the guidelines in the Dacorum Borough Local Plan, and the shortfall is likely to give rise to conditions prejudicial to highway safety.

4. The access arrangements are such that they would give rise to conditions prejudicial to highway safety and resulting in conflict between vehicles and pedestrians, because of poor forward visibility and the lack of footpaths.

5. The inter-visibility from Applecroft onto Seymour Road and from Seymour Road onto Darrs Lane is substandard and the proposals would intensify the use of these junctions, resulting in conditions prejudicial to highway safety.