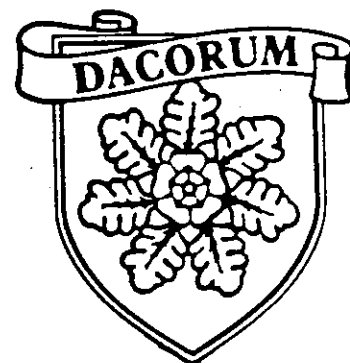


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1527/94

Sycamore Taverns Ltd
1 Guildford Street
Chertsey
Surrey
KT16 9BG

Vandenberghe & Associates
12 Hermongers
Ellens Green
Nr. Rudgwick
West Sussex

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of George & Dragon Public House, High Street, Northchurch

ERECTION OF TWO SEMI-DETACHED DWELLINGS AND FORMATION OF ACCESS

Your application for *full planning permission* dated 23.11.1994 and received on 29.11.1994 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 23.01.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1527/94

Date of Decision: 23.01.1995



1. The proposal would have a seriously detrimental effect on the general character and amenity of the Northchurch Conservation Area by reason of the form of development which is alien to the general character of the area, the loss of trees and the opening up of the site by the necessary roadworks.
2. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking facilities. The inadequate rear amenity space would have a seriously detrimental affect on the amenities and privacy at present enjoyed by occupants of adjacent dwellings.