



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1607/91

Mr H Koch  
54 High Street  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
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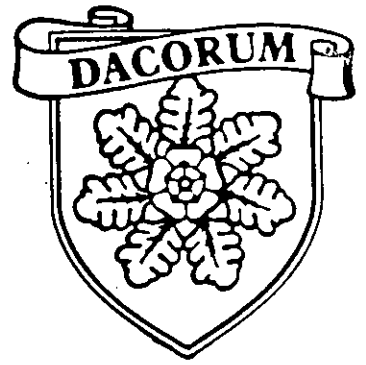
54 High Street, Hemel Hempstead,  
INSTALLATION OF CANOPY

Your application for *listed building consent* dated 15.10.1991 and received on 29.11.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 10.01.1992

(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/1607/91

Date of Decision: 10.01.1992

The proposed canopy is of unsatisfactory design and materials and detracts from the character and appearance of this Grade II Listed Building in the Hemel Hempstead Conservation Area. This design of canopy is not a traditional feature on a Victorian building and its introduction would obscure the details and proportions of the shop front to which it would be attached.



# The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Direct Line 0272-218927  
Switchboard 0272-218811  
Fax No 0272-218769  
GTN 1374

*Handwritten signatures and initials:*  
1/3m  
2/3m  
3/3B

Mr H K Koch ~~BDS LDS RCS (Eng)~~ Your Ref:

Dental Surgeon  
54 High Street  
DACORUM BOROUGH COUNCIL Our Ref:

HEMEL HEMPSTEAD

Hertfordshire

HP1 3AF

Ack. T/APP/A1910/E/92/808661/P8

Admin. File

Date:

29 APR 1992

Received 30 APR 1992

Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,  
SECTION 20 AND SCHEDULE 3  
APPLICATION NO: 4/1607/91

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal. This appeal is against the decision of Dacorum Borough Council to refuse listed building consent to erect a publicity blind to front elevation with lettering on land at 54 High Street, Hemel Hempstead, Hertfordshire. I have considered all the written representations made by you and the Council. I inspected the site on Monday 13 April 1982.
2. From the representations made and from my inspection of the site I conclude that the main issue in your appeal is whether or not the proposed blind would affect the character of the listed building to an unacceptable degree.
3. The appeal building is the southernmost of a terrace of 3 Grade II listed early 19th century shops with 2 floors over, each of one window bay. To the south the appeal building is adjoined by a 3-bay wide late Victorian Dutch gabled building in a Jacobean style of shops with 2 floors over. The High Street is within the Hemel Hempstead Conservation Area.
4. The statutory development plan for the area is the approved Hertfordshire County Structure Plan 1986 Review (1988) read together with the adopted Dacorum District Plan (1984). The policies of the emerging Draft Dacorum Borough Local Plan have been adopted for development control purposes.
5. The strategic policies seek to protect and enhance existing settlements and to support local planning authorities in protecting listed buildings. Policies of the district plan provide, among other matters, that alterations to listed buildings preserve the character of the buildings; that new development will be sympathetic and that advertisements in conservation areas will be encouraged to have high standards



of design. The thrust of these policies is repeated in the emerging local plan.

6. The High Street is a most agreeable street rising on a gentle curve skirting the hillside above the east bank of the River Gade. The appeal premises front the west side of the High Street some 25 m north of the opening halfway along the street that reveals the churchyard and church. My impression of your premises is that they have considerable charm with a finally detailed elegant 19th century timber shop front in 2 panes matching those to the north, albeit that the northernmost is in the form of a square bay projecting some 400 mm.

7. You propose to install, it appears, a Dutch blind of shiny plastic on aluminium struts on the shop front. Although the proposed blind is curved in elevation a rectangular backing would be utilised. The blind would cover the facia and the upper part of the window panes. I acknowledge that the blind would not obscure the majority of the details of the shop front when seen from close to.

8. However the same cannot be said when seen from any other point in the High Street and the blind would have a substantial effect on the character of the shop front, on the building overall and incidentally on the terrace of which it is part. The proposal would, in my opinion, alter the architectural integrity of the appeal building to a considerable extent and significantly interfere with its plain and well proportioned form. The proposed blind would, to my mind, by its situation, conformation and materials damage the character of the listed building to an unacceptable degree and would not preserve it in a satisfactory manner.

9. Being prominently located in the High Street the proposal would have a significant effect on the character and appearance of the conservation area, which it could not be said to preserve or enhance.

10. I accept the need there is for advertising on the shop front, although at my site visit I observed that the shop is not devoid of any signs since there is a projecting, possibly illuminated, sign at the left-hand end of the facia. I also note that the Council have no objection to signwriting on the facia, which at the moment is devoid of any decoration and also note their mention of the possibility of signwriting on the plate glass as well.

11. You bring to my attention the canopies on the adjoining shop fronts to the south. Of these only that at No 52 appears to have benefit of consent and that at No 50, together with some 10 others in the High Street, are there without such benefit. They are being investigated by the Council. The Grade II listed building of No 52 is not without attraction. Nonetheless it is not so finally drawn as is your premises and that the canopy has been permitted does not, to my mind, form a reason for allowing your project if it is unsatisfactory in the terms set out in paragraphs 6 to 9 above.

12. I have taken account of all the other matters raised, including unsuitable modern infilling said to have taken place in the High Street, but they are not sufficient to outweigh the considerations that have led me to my conclusion.

13. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Sir  
Your obedient Servant

*William A. Greenoff.*

WILLIAM A GREENOFF DiplArch RIBA  
Inspector