

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01947/99/CAC**

Date of Decision: 23 December 1999

**1. This unlisted building is situated within the core of the Berkhamsted conservation area and it makes an important contribution to the character and appearance of the area. The proposal for the demolition of the building has not been supported by sufficient information to enable the local planning authority to assess whether there is scope for the conversion of the building to an alternative use. The proposal is therefore in conflict with the general presumption in favour of the retention of buildings which make an important contribution to the conservation area, as set out in national guidance contained within PPG15: Planning and the Historic Environment and development plan guidance contained within Policy 38 of the Hertfordshire Structure Plan, Policy 110 of the adopted Dacorum Borough Local Plan and Policy 116 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft.**

**2. The demolition of this unlisted building within the Berkhamsted conservation area before a satisfactory re-development scheme has been secured will result in a harmful visual gap being created in an otherwise built up frontage, to the detriment of the character and appearance of this part of the Berkhamsted conservation area.**

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MR J HOWARD  
25 BROADFIELDS AVENUE  
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37 DENNIS LANE  
STANMORE  
MIDDX

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01947/99/CAC**

**ADJ. 3 TO 4 CHURCH GATES, CHURCH LANE, BERKHAMSTED, HERTS  
DEMOLITION OF EXISTING FURNITURE STORE**

Your application for conservation area consent dated 09 November 1999 and received on 09 November 1999 has been **REFUSED**, for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'G. Barnard'.

Director of Planning

Date of Decision: 23 December 1999