

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01949/99/FUL**

Date of Decision: 23 December 1999

1. The site is located within the historic core of the Berkhamsted Conservation Area wherein it is the duty of the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The building proposed for the re-development of this site is, by virtue of its bulk, scale and non-traditional design, of insufficient quality to preserve or enhance this extremely sensitive part of the Berkhamsted Conservation Area. The proposal therefore conflicts with the provisions of national guidance contained within PPG15: Planning and the Historic Environment, and development plan policy 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. There is insufficient width available in Church Lane to permit satisfactory vehicular access to the integral garage spaces shown as part of the proposed development. As a consequence, there is likely to be a hazard to pedestrians and vehicles using Church Lane. There is also inadequate vehicle parking within the site to meet standards adopted by the local planning authority.

3. The proposed development provides insufficient amenity space to serve the three bedroom detached properties in accordance with the Environmental Guidelines set out in the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft.

**Dacorum Borough Council**  
**Planning Department**  
Civic Centre Marlowes  
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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01949/99/FUL**

**ADJ. 3 TO 4 CHURCH GATES, CHURCH LANE, BERKHAMSTED, HERTS**  
**THREE DWELLINGS WITH INTEGRAL GARAGES**

Your application for full planning permission dated 22 November 1999 and received on 11 November 1999 has been **REFUSED**, for the reasons set out overleaf.

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

Director of Planning

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