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**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BRUCE STEERS
106 MISWELL LANE
TRING
HERTS
HP23 4EX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02107/99/RET

56 CHARLES STREET, BERKHAMSTED, HERTS, HP4 3DJ
RETENTION OF BAY WINDOW

Your application for retention of development already carried out dated 22 November 1999 and received on 08 December 1999 has been **REFUSED**, for the reasons set out overleaf.

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

Director of Planning

Date of Decision: 28 January 2000

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02107/99/RET

Date of Decision: 28 January 2000

1. The bay window, by virtue of its form, fenestration and materials, constitutes an obtrusive and unattractive feature that detracts from the appearance of the property. It neither preserves nor enhances the character or appearance of this part of the Berkhamsted Conservation Area. As such the proposal is contrary to Policy 110 of the adopted Dacorum Borough Local Plan and Policy 116 of the Dacorum Borough Local Plan (1991 - 2011) Deposit Draft incorporating proposed modifications and government policy set out in PPG15 Planning and the Historic Environment.