



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0013/91

R.Metcalf Enhancement Ltd
Hazelhurst, Manorville Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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18 Two Waters Road, Hemel Hempstead, Herts

CHANGE OF USE RESIDENTIAL TO OFFICE/TRAINING FACILITY

Your application for *full planning permission* dated and received on 08.01.1991 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 21.02.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0013/91

Date of Decision: 21.02.1991



The proposal is contrary to the Council's policy to ensure the retention of existing residential properties within the urban area of the Borough. The loss of this well-maintained residential unit would be contrary to the aims of this strategy and if permitted a precedent would be established wherein it would be difficult to resist other similar proposals involving the loss of the housing stock, to the detriment of the essential balance between the provision of housing and employment.