

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0254/91

A.Hussain, F.Jalal, A.Ahad
52 Dallow Road
Luton
Beds
LU1 1L7

Wm. F Johnson and Partners
39a High Street
Hemel Hempstead
Herts
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION
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80 London Road, Hemel Hempstead,

CHANGE OF USE SHOP TO RESTAURANT/ TAKE AWAY

Your application for *full planning permission* dated 20.02.1991 and received on 27.02.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

John Barker

Director of Planning

Date of Decision: 04.04.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0254/91

Date of Decision: 04.04.1991



All shopping areas of the Borough are expected to provide a range of shops to serve residents of nearby housing areas. The proposal involves the loss of a shop unit within part of the frontage of the recognised shopping area of Apsley resulting in a concentration of non-Class A1 shop uses between 80 to 110 (even) London Road to the detriment to the retail function of the shopping area. If permitted, a precedent would be established for other similar proposals within this part of the frontage which would have the cumulative effect of reducing the retail function of Apsley shopping area which the Council's policies seek to protect.