



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

NATIONWIDE PLANNING LTD  
NATIONWIDE HOUSE 9 MAIN ROAD  
HEXTABLE  
NR SWANLEY  
KENT  
BR8 7RB

ST MARYLEBONE PROPERTY CO PLC  
C/O NATIONWIDE PLANNING LTD  
NATIONWIDE HOUSE  
9 MAIN ROAD HEXTABLE  
NR SWANLEY KENT  
BR8 7RB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00273/99/FUL

KINGS CHAMBERS, 2/4/6/8/10/12/14 & 208 HIGH STREET, LOWER KINGS ROAD,  
BERKHAMSTED, HERTS  
CHANGE OF USE OF FIRST FLOOR OFFICES AND GROUND FLOOR SHOP (208  
HIGH STREET) TO RESTAURANT

Your application for full planning permission dated 09 February 1999 and received on  
18 February 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 29 March 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00273/99/FUL**

Date of Decision: 29 March 1999

- 1. The proposed change of use of 208 High Street from shop to non-shop use is contrary to the provision of Policy 39 of the Dacorum Borough Local Plan and Policy 43 of the Dacorum Borough Local Plan 1991 - 2011 Deposit Draft which states that, in the main shopping frontages, no further loss of shops will be permitted at street level. The change of use of this prominent shop to a non-retail use would be detrimental to the continued vitality and attractiveness of this central shopping area.**
- 2. There is no provision for vehicle parking within the site to meet standards adopted by the local planning authority, and the proposed change of use is likely to result in increased demand for short stay on-street parking. Vehicles parking or stopping on the highway adjacent to the site would compromise the free and safe flow of traffic and thereby give rise to conditions prejudicial to highway safety.**