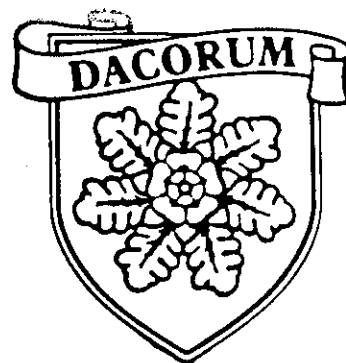


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0293/96

Abbey Motors
24 Mark Road
Hemel Hempstead
Herts

Scaramanga Design Partnership.
Old Vicarage Studios
Coughton
Alcester
Warwickshire
B49 5HU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at the junction of Redbourn Rd and Pennine Way, Hemel Hempstead

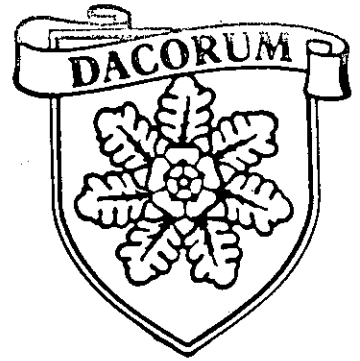
CONVERSION OF BUILDING TO CAR SALES PARTS AND SERVICE OF MOTOR VEHICLES
(INCLUDING MOT TEST FACILITY)

Your application for *full planning permission* dated 04.03.1996 and received on 06.03.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.05.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0293/96

Date of Decision: 16.05.1996

In the assessment of any new development s.54 of the Town and Country Planning Act 1990 requires that, unless material considerations indicate otherwise, an application shall be determined in accordance with the policies of the Development Plan. These policies aim to ensure highway safety is not prejudiced, that there is adequate parking provided and the existing environment is not harmed. The proposal fails to accord with the Development Plan as:

1. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.
2. The use of Pennine Way for on-street parking, close to the junction with Redbourn Road will be detrimental to highway safety, the residential amenity of Corner Farm the setting of this Listed Building and the visual amenity of the locality.
3. Additional traffic using the Pennine Way junction is likely to give rise to conditions prejudicial to the free flow of traffic on Redbourn Road.