

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



PAUL BURDESS ARCHITECT
31 RINGSHALL
BERKHAMSTED
HERTS
HP4 1ND

MR C J HIPGRAVE
UNIT 3
EASTMAN WAY
HEMEL HEMPSTEAD
HERTS
HP2 7DU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00309/98/RET

**TAYLORS YARD, COTTERELLS HILL, HEMEL HEMPSTEAD, HERTS, HP1
DEMOLITION OF EXISTING BUILDINGS, CHANGE OF USE TO CAR SALES
PREMISES, LANDSCAPING**

Your application for retention of development already carried out dated 19 February 1998 and received on 23 February 1998 has been **REFUSED** for the reasons set out overleaf.

A handwritten signature in black ink, appearing to read 'A. J. Able'.

Development Control Manager

Date of Decision: 16 April 1998

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00309/98/RET

Date of Decision: 16 April 1998

The application site is located within a residential area on the Dacorum Borough Local Plan. Due to the restricted nature of the site and its relationship with adjoining residential properties, the use of the site as a car sales yard causes considerable harm to the surrounding neighbourhood and adjoining properties by reason of increased noise and disturbance, increased demand for on-street parking and associated loss of privacy and visual intrusion. For the above reasons the use is inappropriate in this location and therefore contrary to the aims of Policies 7 and 8 of the Dacorum Borough Local Plan.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**