

PLANNIN

MONTAGU EVANS 44-48 DOVER STREET LONDON W1X 4JX

Applicant:

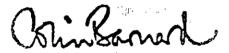
ADMIRAL ESTATES LTD & WUK FOUR REALTY LLC C/O 5 WIGMORE STREET LONDON

W1H 2EA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00530/97/FUL **CHANGE OF USE TO CLASS A3** 187B MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1BB

Your application for full planning permission dated 4 April 1997 and received on 9 April 1997 has been REFUSED, for the reasons set out overleaf.



Director of Planning **Dacorum Borough Council** Civic Centre Marlowes **Hemel Hempstead** Herts HP1 1HH/

Date of Decision: 3 June 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00530/97/FUL

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The site is located within the shopping area of Hemel Hempstead Town Centre. This is subdivided into main and mixed frontages under Policy 39 of the Dacorum Borough Local Plan. The unit is within the main frontage wherein no further loss of shops will be permitted at street level.