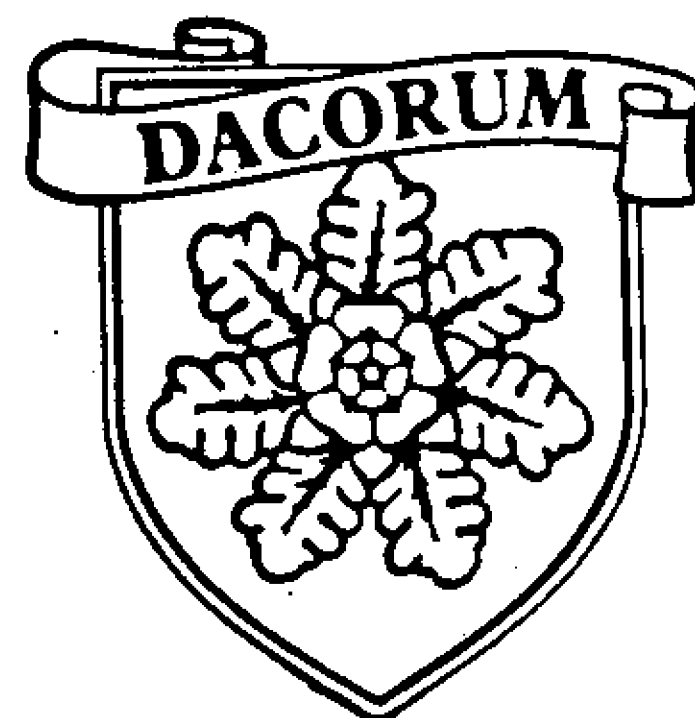


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0629/93

Sompress Properties Ltd
9 Maxted Road
Hemel Hempstead
Herts

Mr A.King
Osborne Lodge
Wick Road
Wigginton, Nr. Tring
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

1 Christchurch Road, Hemel Hempstead, Herts

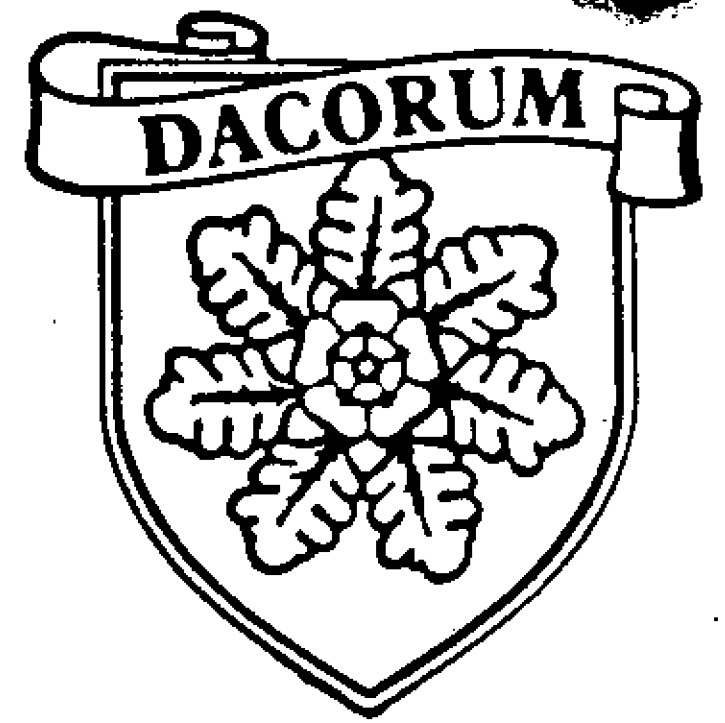
USE OF GROUND FLOOR FOR BUSINESS (B1) PURPOSES

Your application for *full planning permission* dated 20.01.1993 and received on 04.05.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 24.06.1993

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0629/93

Date of Decision: 24.06.1993

1. The policies of the Development Plan aim to control the location of offices within the Borough and to this end such development is directed towards and concentrated in the designated General Employment Areas, local and town centres of the Borough as defined in the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications and the commercial areas of the Borough as defined in the Dacorum District Plan. The effect of this policy framework is to safeguard the character of other areas, in particular residential localities, by maintaining the housing stock. The proposal will harm the adopted policies by introducing a B1 use into an established residential area, prejudicing the future use of the retained residential accommodation and establishing a precedent for the further erosion of the residential character of the locality, taking into account the increased pressure upon the limited on-street parking facilities within the locality.
2. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.