

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0771/96

Mr M Sahin Gucl
12 Battersby Mews
Aylesbury
Bucks
HP21 8LT

Peter North & Partners
27 Castle Street
Berkhamsted
Herts
HP4 2DW

DEVELOPMENT ADDRESS AND DESCRIPTION
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152 High Street, Berkhamsted

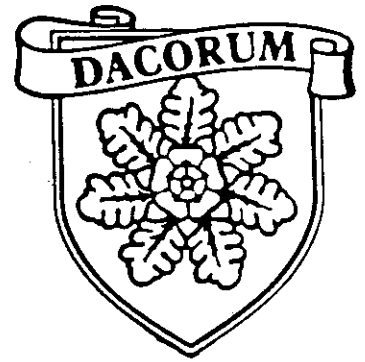
GROUND FLOOR CHANGE OF USE FROM RETAIL TO RESTAURANT

Your application for *full planning permission* dated 07.06.1996 and received on 10.06.1996 has been **REFUSED**, for the reasons set out on the attached sheet.

Director of Planning

Date of Decision: 28.08.1996

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0771/96

Date of Decision: 28.08.1996

1. The proposed use of the premises for a residential/takeaway is contrary to shopping policies in the adopted Dacorum Borough Local Plan which aims to maintain a minimum proportion of shops in each parade. The parade Nos. 124-158 High Street, Berkhamsted, already contains more than 50% of non-retail units and the loss of another retail unit will further erode the attractiveness and viability of this important parade in the centre of Berkhamsted.
2. The proposed alterations to the rear elevation to incorporate a flue are visually unsatisfactory to this important property in Berkhamsted Conservation Area.
3. The proposals for the fume extraction system are unsatisfactory as they do not incorporate control measures for odours.