



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0860/96

Mr P McMahon
28 College Close
Flamstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

99 High Street, Hemel Hempstead, Herts

CHANGE OF USE FROM EMPTY SHOP TO TAKE AWAY FOOD SHOP

Your application for *full planning permission* dated and received on 02.07.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

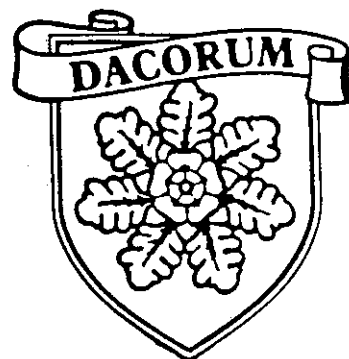
Director of Planning

Date of Decision: 08.10.1996

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0860/96

Date of Decision: 08.10.1996



1. The proposed use would attract a significant amount of vehicular and pedestrian traffic to the site which would, especially during the evening, cause a significant amount of disturbance to the occupants of the dwellings surrounding the site reducing their amenities to a level below that which they would normally expect to enjoy. The proposal would, therefore, be contrary to the aims of Policy 8 of the Dacorum Borough Local Plan.
2. The air purification system proposed is not satisfactory because the carbon filters may not be sufficient to cope with odours produced by the business. In addition a low discharge point is proposed which would not allow sufficient dilution of odours. The air purification system is not adequate and the dispersal of odours would significantly detract from the residential amenities of the occupants of nearby dwellings reducing their amenities to a level below that which they would normally expect to enjoy. The proposal would, therefore, be contrary to the aims of Policy 8 of the Dacorum Borough Local Plan.
3. The site lies within Hemel Hempstead Old Town Conservation Area, and the use proposed and associated vehicular activity along with the potential odour pollution would significantly detract from the area's special character. The proposal would, therefore, be contrary to the aims of Policy 110 of the Dacorum Borough Local Plan.