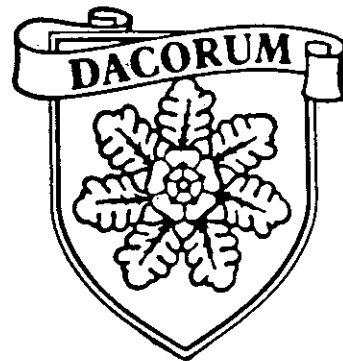


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0932/91

C. Ambridge
183a London Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

17 Queensway, Hemel Hempstead,

CHANGE OF USE - SHOP TO AMUSEMENT ARCADE

Your application for *full planning permission* dated and received on 05.07.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.08.1991

(ENC Reasons and Notes)



REASONS FOR REFUSAL
OF APPLICATION: 4/0932/91

Date of Decision: 15.08.1991

The introduction of the proposed use would have a detrimental impact upon the character of the Old Town Conservation Area as it would be likely to discourage the re-use of existing vacant units for A2 and A1 uses within the frontage between Nos 5 and 27 Queensway (odd) and prejudice the continued use of nearby units for these uses. The cumulative effect would be to the long term detriment of the immediate locality which is currently in a state of decline, the process of which would be hastened by the proposed development.