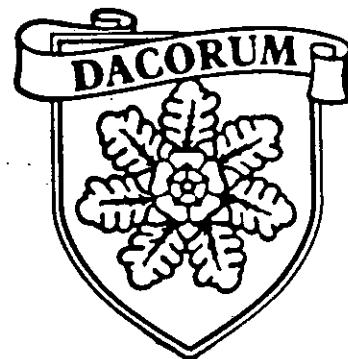


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1088/92

Ladbroke Racing Ltd
Imperial House
Imperial Drive
Rayners Lane
Middlesex

P.A.S.S. Consultants
The Hyde
2 Anglesey Avenue
Hailsham
East Sussex

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

172 Marlowes, Hemel Hempstead,

FORMATION OF ENTRANCE TO FIRST FLOOR A2 USE

Your application for *full planning permission* dated 24.08.1992 and received on 25.08.1992 has been **REFUSED**, for the reasons set out on the attached sheet(s).

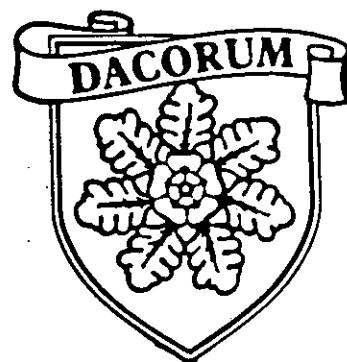
Director of Planning

Date of Decision: 17.11.1992

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1088/92

Date of Decision: 17.11.1992



1. The application site occupies a prominent position at the junction of Marlowes with Bridge Street. The proposed elevational details, shown on Drawing No. HC/0013/02, for the modification of the existing shop front will be seriously detrimental to the visual amenity of the existing street scene due to the combined effect of the prominence, colour and design of the development.
2. The details shown on Drawing No. HC/0013/02 are inadequate as they fail to indicate precisely how the alterations will be carried out in relation to the existing shop front.