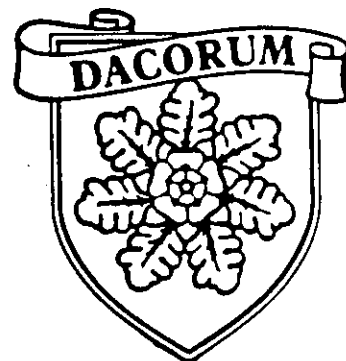


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1091/94

Miss E M Crawley
"Amabilis" Felden Lane
Hemel Hempstead
Herts
HP3 0BA

Mr B Francis
Messrs Poulter & Francis
57 Marlowes
Hemel Hempstead Herts
HP1 1LE

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

77 St Johns Road, Hemel Hempstead, Herts

(CERTIFICATE OF LAWFUL DEVELOPMENT) USE FOR SHOP, WORKSHOP & YARD

Your application for *a lawful development certificate* dated 18.08.1994 and received on 19.08.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

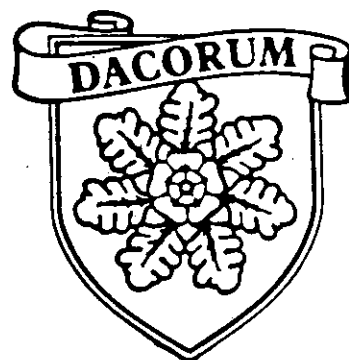
Director of Planning

Date of Decision: 03.02.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1091/94

Date of Decision: 03.02.1995



In the opinion of the local planning authority, the evidence shows that the workshop and yard areas have been used since 18 August 1984 for purposes ancillary to the primary use of the premises as a shop. There is no evidence to demonstrate that the workshop and yard areas have been used for independent industrial and storage uses. The use of 77/79 St John's Road for mixed shop, workshop and storage purposes is, therefore, not lawful.