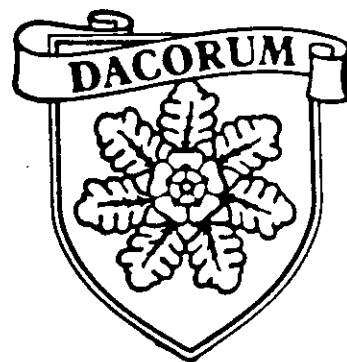


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1113/94

Aldwyck Housing Association
Upper George Street
Luton
Beds
LU1 2RB

MEPK Architects
19 John Street
London
WC1N 2DL

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

15 Tile Kiln Lane, Hemel Hempstead, Herts

THREE HOUSES AND ASSOCIATED CAR PARK

Your application for *full planning permission* dated 18.08.1994 and received on 24.08.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.02.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1113/94

Date of Decision: 16.02.1995



1. The density of development proposed is excessive and unwarranted in this location and would if permitted prove severely injurious to the general character and amenity of the area.
2. The proposed development is excessive on a site which is inadequate satisfactorily to accommodate the proposal together with the necessary amenities and vehicle parking and turning facilities.
3. Access to the proposed development is inadequate and unsuitable and is likely to give rise to conditions prejudicial to highways safety.