



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

FREETH MELHUISE
67 MARLOWES
HEMEL HEMPSTEAD
HERTS
HP1 1LE

MESSRS S S & A S M CHOUDHURY
3 CROMWELL ROAD
LUTON
BEDS
LU3 1DP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01197/99/FUL

189 LONDON ROAD, APSLEY, HEMEL HEMPSTEAD, HERTS, HP3 9SQ
CHANGE OF USE TO TAKE-AWAY

Your application for full planning permission dated 21 May 1999 and received on 01 July 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 25 August 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01197/99/FUL

Date of Decision: 25 August 1999

1. The site is located on the A4251 London Road close to its junction with Storey Street and Durrants Hill with residential properties nearby. Policies of the Development Plan aim to safeguard the local environment and highway safety. In particular Policy 8 of the Dacorum Borough Local Plan and Policy 9 of the Dacorum Borough Local Plan Deposit Draft specify that development will not be permitted unless it satisfies a range of criteria. These include the highway implications and the effect upon the surrounding neighbourhood. The proposal is unacceptable as the development would give rise to on street parking outside and within the immediate vicinity of the application site to the detriment of the free and safe flow of traffic on the A4251 London Road.

2. The proposed details show a discharge vent which will be insufficient to deal with the emission of cooking odours which will be detrimental to the residential amenity of the area.