



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MELVILLE SETH-WARD & PARTNERS  
3A CANBERRA HOUSE  
LONDON ROAD  
ST ALBANS  
HERTS  
AL1 1LE

MARKYATE TANDOORI  
121 HIGH STREET  
MARKYATE  
ST ALBANS  
HERTS  
AL3 8JG

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01226/98/FUL**

**121 HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8JG**  
SINGLE STOREY REAR EXTENSION TO RESTAURANT AND DEMOLITION OF  
REAR STORE

Your application for full planning permission dated 06 July 1998 and received on 14 July 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 09 August 1999

**REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01226/98/FUL**

Date of Decision: 09 August 1999

- 1. There is inadequate provision for vehicular parking within the site to meet standards adopted by the local planning authority. The shortfall of on-site vehicle parking would be likely to lead to on-street parking which would adversely affect the safety of other highway users.**
- 2. The demolition of part of the boundary wall would be detrimental to the character and appearance of this part of Markyate Conservation Area and would harm the setting of the listed building.**
- 3. The proposed development would be detrimental to the amenities of the adjacent residential properties by virtue of additional noise and disturbance.**