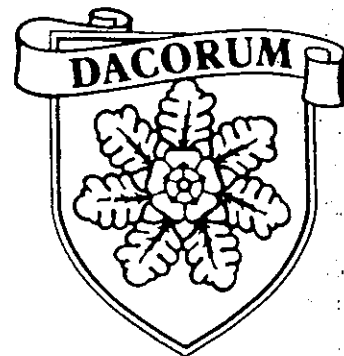


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1289/96

Storage Engineering Serv.  
6 St Albans Hill  
Hemel Hempstead  
Herts

Richard Emery  
2 Dormers  
Flaunden Lane  
Hemel Hempstead  
Herts HP3 0QA

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

6 St Albans Hill, Hemel Hempstead, Herts

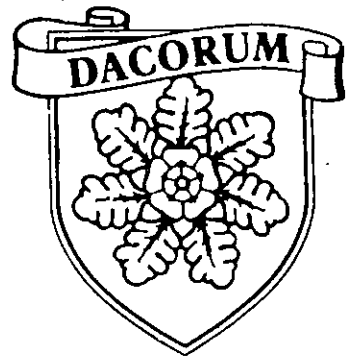
CHANGE OF USE OF FIRST FLOOR TO OFFICES (B1)

Your application for *full planning permission* dated 09.10.1996 and received on 10.10.1996 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 05.12.1996

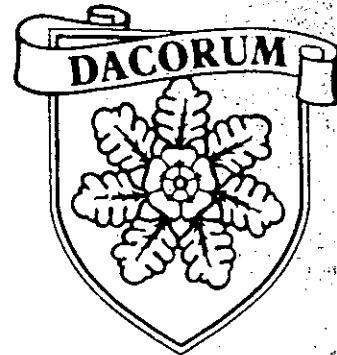
(ENC Reasons and Notes)



REASONS FOR REFUSAL  
OF APPLICATION: 4/1289/96

Date of Decision: 05.12.1996

A fundamental element of the housing strategy as stated in the adopted Dacorum Borough Plan is the retention of the existing housing stock. The proposal would result in the loss of a self contained residential flat contrary to Policy 14 of the Borough Plan, which aims to safeguard existing accommodation in support of the housing strategy. In this case, the importance of retaining the residential accommodation overrides the role that the proposed offices would perform for a small business.



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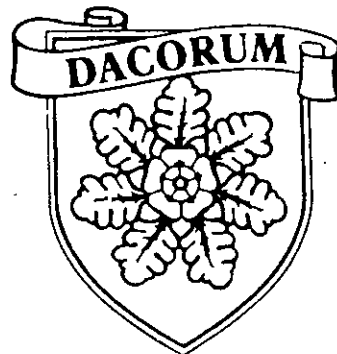
  
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