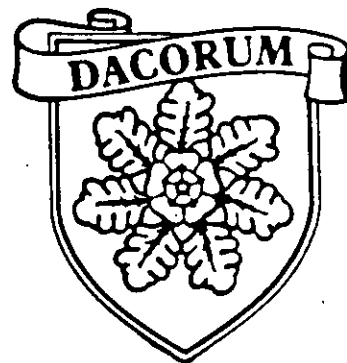


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1347/94

Dr A A Berk & Mrs E A Berk  
297 Camp Road  
St Albans  
Herts  
AL1 5NR

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

1 Great Elms Road, Hemel Hempstead, Herts

CHANGE OF USE FROM SHOP TO A3

Your application for *full planning permission (householder)* dated 17.10.1994 and received on 18.10.1994 has been **REFUSED**, subject to any conditions set out on the attached sheet(s).

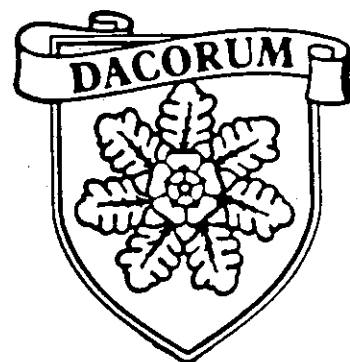
Director of Planning.

Date of Decision: 15.12.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1347/94

Date of Decision: 15.12.1994



1. The proposed change of use would by reason of its nature prove detrimental to the amenities enjoyed by surrounding residential properties and is likely to generate a requirement for short stay on-street parking which would be a potential hazard on adjacent highways.
2. The proposal represents an intensification of incompatible non residential development in a largely residential area and is contrary to the aims of Policies 7, 8 (Criteria C, D, F and G) and 42 (Criterion B) of the Dacorum Borough Local Plan Deposit Draft.