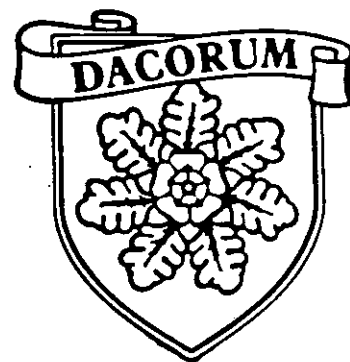


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1559/93

Paul Donnelly/Ernest Martin
3 The Heights
Hemel Hempstead
Herts

Ellis & Hancock
60 Alexandra Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

3 The Heights, Hemel Hempstead, Herts

CHANGE OF USE OF SHOP TO SHOP SELLING HOT FOOD

Your application for *full planning permission* dated 22.11.1993 and received on 22.11.1993 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Whitman

Director of Planning

Date of Decision: 16.03.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1559/93

Date of Decision: 16.03.1994



1. The introduction of a Class A3 hot-food take-away will be seriously detrimental to the residential amenity of the locality by reason of noise, disturbance and nuisance as a result of its use in the evening, as was considered to be the case in the dismissal of an appeal for such a use at the site in September 1986 (reference T/APP/A1910/A/86/49644/P3).
2. The application site is located within a Local Centre, as identified by Policy 40 of the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications. This shopping area features less than eight shops. Policy 40 specifies that permission will not be granted for a change of use involving the loss of a shop in a Local Centre featuring this number of shops at street level, in the interest of protecting its long term shopping function.