

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1613/92

Grassverge Limited
105 St Peters Street
St Albans
Herts

Pickworths
6 Victoria Street
St Albans
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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129 Horsecroft Road, Hemel Hempstead, Herts

CHANGE OF USE - OFFICES TO RESIDENTIAL AND OFFICES

Your application for *full planning permission* dated 22.12.1992 and received on 23.12.1992 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 30.09.1993

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1613/92

Date of Decision: 30.09.1993



The Development Plan aims to safeguard the existing housing stock. The proposal will prejudice the Council's housing strategy as the introduction of an office use within part of the building will consequently be likely to preclude the continuation of the use of the first floor for residential purposes. The retention of this first floor accommodation could be achieved by the creation of a first floor flat physically separate from the ground floor and basement of the building.