

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1647/91

H K Ng  
2 Grange Close  
Hemel Hempstead  
Herts

B Francis  
57 Marlowes  
Hemel Hempstead  
Herts  
HP1 1LE

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

42 London Road, Hemel Hempstead,

CHANGE OF USE RETAIL (A1) TO SALE OF HOT FOOD (A3)

Your application for *full planning permission* dated 06.12.1991 and received on 09.12.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

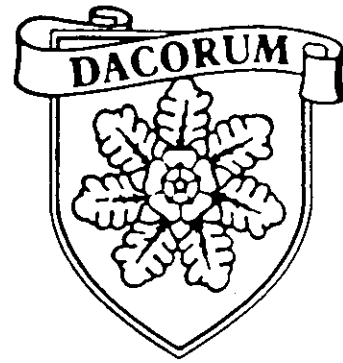
Director of Planning.

Date of Decision: 31.01.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1647/91

Date of Decision: 31.01.1992



1. This permission is granted for a limited period only expiring on 31 December 1994. At the expiration of this period the use shall be discontinued.
2. No 42 London Road shall not be used otherwise than for purposes ancillary to No. 40 on A3 use as defined in the Town and Country Planning (Use Classes) Order 1987.
3. Nos 40 and 42 London Road shall not be open for trade outside the hours of 0830 to 2300 Mondays to Saturdays and 1100 to 2230 on Sundays.

**REASONS:**

1. There have been substantial problems as associated with other 'A3' uses with London Road, Apsley relating to inter alia, noise and disturbance. The grant of a temporary permission will enable the local planning authority to review whether the use of an enlarged 'A3' outlet at the application site is appropriate in this locality in the long term, in terms of noise, disturbance and traffic generation which may arise from the use of the premises. Any such problems which may become evident during this period will not be in the interest of safeguarding the residential areas of the locality.
2. To enable the local planning authority to retain control over the use of Nos 40 and 42 in the interests of the amenity of the locality, as explained in the reason referred to in connection with condition 1.
3. In order to safeguard the residential amenity of the locality.