



# MINISTRY OF HOUSING & LOCAL GOVERNMENT

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Please address any reply to  
THE SECRETARY  
and quote: APP/1199/A/1972  
Your reference: FSE/C

- 5 JUL 1968

Gentlemen,

Town and Country Planning Act 1962: Section 23  
Appeal by Mr. G. W. Clarke  
Ground-Floor Premises at 149 Adeyfield Road, Hemel Hempstead

1. I am directed by the Minister of Housing and Local Government to refer to your client's appeal against the decision of Hemel Hempstead Borough Council, acting on behalf of Hertfordshire County Council, to refuse planning permission for the change of use from residential to optician's premises of the ground floor at No. 149 Adeyfield Road, Hemel Hempstead.
2. The written representations made in support of the appeal and those of the council have been considered. An officer of the Department has visited the premises.
3. Number 149 is the most eastern of a pair of semi-detached houses fronting the north side of Adeyfield Road about a mile east of the town centre. The appeal premises are on the ground floor and consist of a dining-room, kitchen, lounge and entrance hall. On the first floor, which is approached by stairs from the entrance hall, there are three bedrooms and a bathroom. The north side of Adeyfield Road hereabouts is almost entirely residential in character, but two doors away to the west there is a doctor's surgery and there is also a dentist's surgery nearby. The surgeries have been established in the area for many years. On the south side of Adeyfield Road almost opposite the site there is a garage and service station access, and the Adeyfield Neighbourhood Centre, which contains a number of commercial and service industry premises: the Centre is walled-off from the road and is effectively screened from the residential development to the north. Adeyfield Road is a main road to and from the town centre and carries a main 'bus route: it is shown in the review development plan as a principal traffic route.
4. The appeal premises were shown for residential purposes in the Master Plans prepared for Hemel Hempstead New Town, and have since been included in an area allocated primarily for residential purposes in the County Council's review development plan now before the Minister. The north side of Adeyfield Road is now predominantly residential in character and it would be wrong to encourage the introduction of further non-conforming users into this area. The services provided by opticians, although essential, are not thought generally speaking to involve the urgency and often immediate demands for treatment that can be associated with doctors and dentists, and there would seem to be no real need for opticians' practices to be located in residential areas rather than in shopping localities where they are, in fact

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usually to be found. The proposal under appeal is therefore considered to be undesirable on the grounds that it is contrary to the planning proposals for the area and would make it more difficult for the local planning authority to resist the introduction of other non-conforming uses therein. Furthermore it would be likely to attract more traffic to the premises than would the continuance of a wholly residential use: notwithstanding the proposed parking arrangements it is probable that vehicles would be left on the carriageway of the main road while persons visited the premises, and thus add to road congestion and traffic dangers. The local planning authority's refusal of permission is therefore considered to be justified.

5. Accordingly the Minister hereby dismisses the appeal.

I am, Gentlemen,  
Your obedient Servant,

H. C. HOLLINGTON

(H. C. HOLLINGTON)

Authorised by the Minister  
to sign in that behalf.