

Town Planning Ref. No. 4/0061/88

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr M J Hudson Messrs Faulkners
58 High Street 48 High Street
Markyate Kings Langley
Herts Herts

Change of use of outbuildings from ancillary residential to workshop for furniture restoration and cabinet making at Rear of 58 High Street, Markyate

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 12 January 1988 and received with sufficient particulars on 14 January 1988 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of ... years commencing on the date of this notice.
(1) This permission is granted for a limited period only expiring on 30 June 1989. At the expiration of this period the use shall be discontinued.
(2) The use of the site for furniture restoration and cabinet making hereby permitted shall be restricted solely to the buildings outlined red and hatched black on plan number 4/0061/88 and no part of the remainder of the curtilage of 58 High Street, Markyate, shall be used for storage and/or processing of goods, materials or refuse associated with the said use except in accordance with a scheme submitted to and approved by the local planning authority.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (1) In order to enable the local planning authority to assess the character and effect of the development in relation to existing nearby uses.
- (2) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (3) In the interests of amenities of adjacent residents.
- (4) To enable the local planning authority to retain control over the use of the land which is permitted only to meet the specific circumstances of the applicant.
- (5) To ensure an adequate standard of sound attenuation and precautions against the dust emission is achieved in the interests of the amenity of the locality.

Dated.....day of.....19.....

Signed.....

Designation

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.


(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

CONDITIONS (Cont'd) - 4/0061/88

- (3) The use hereby permitted shall not be operated on the premises before 0800 hours nor after 1800 hours Monday to Friday inclusive nor at any time on Saturdays, Sundays, Bank or other Public Holidays.
- (4) The use hereby permitted shall be carried on only by the applicant (Mr M J Hudson) and no person other than the applicant shall work or be employed in the building the subject of this permission.
- (5) Before any plant and machinery is used in the building the subject of this permission, a scheme shall be submitted to and approved by the local planning authority illustrating the means by which sound transmission and dust emission from the said building shall be resisted. Such scheme as approved shall be implemented prior to the use of any plant and machinery in the said building.

Dated 7th day of April 1988

Signed



CHIEF PLANNING OFFICER