

Town Planning
Ref. No. 4/020A/83

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To R. Hellard Esq.,
"Three Gables"
3C Tring Road,
Edlesborough, Bucks

Agent: Melville Seth-Ward & Partners,
33B Station Road
Rickmansworth.

Change of use to use as agricultural and
general joinery work shop at the Baptist Chapel,
at Bradden Lane, Gaddesden Row.

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 15th February, 1983 and received with sufficient particulars on 16th February, 1983 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 5 years commencing on the date of this notice.
- (2) The use of the building hereby permitted shall extend only to the fabrication and repair of timber products and components and not to any other use within Classes III or IV of the Town and Country Planning (Use Classes) Order 1972.
- (3) The building shall not be used for the purpose hereby permitted except between the hours of 08.00 and 19.30 Monday to Friday and between the hours of 08.00 and 12.00 on Saturdays. The use hereby permitted shall not be carried out at any other time.
- (4) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first reasonable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of 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.
- (2) The site is not considered suitable for general industrial uses unconnected with the agricultural needs of the locality.
- (3) To safeguard the residential amenity of the area.
- (4) To improve and enhance the visual amenity of the area.
- (5) For the avoidance of doubt as to the development permitted.
- (6) (7) & (8) In the interest of the peaceful amenity of the locality.
- (9) To ensure a satisfactory development.

Dated.....17th.....day of.....March.....19. 83.....

Signed..........

DesignationCHIEF PLANNING OFFICER

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.

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CONDITIONS (contd.)

- (5) No goods, materials or refuse shall be stored outside the limits of the building otherwise than within the area shown as "further storage area" on the approved plan and the curtilage shall be kept in a clean and tidy condition to the satisfaction of the local planning authority.
- (6) Before the use commences, the buildings shall be insulated in accordance with a scheme approved by the local planning authority in order to secure a reduction in the level of noise emanating from the building.
- (7) Joinery work shall not take place anywhere on the application site except within the main building (former chapel).
- (8) Powered machinery shall not be operated outside the hours of 08.00 and 19.00 Monday to Friday inclusive and 08.00 and 12.00 Saturdays and shall not be operated on Bank or Public holidays.
- (9) Before the development hereby permitted is commenced, a means of enclosure shall be erected along the southern boundary of site separating the joinery workshop from the graveyard to the south, the type and extent of which shall be as agreed in writing with the local planning authority.

Dated

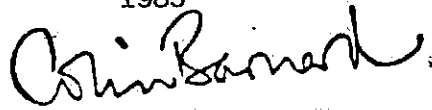
17th

day of

March

1983

Signed



Designation CHIEF PLANNING OFFICER