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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No	4/0472/90		 :	
Other Ref. No		 •		

THE DISTRICT COUNCIL	OF	.DACOR

IN THE COUNTY OF HERTFORD

To Mr M Bird 4 Drury Lane Houghton Regis Dunstable Beds

Use of building for design studio, workshop and

office

at 109a High Street, Markyate

at 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 waxx undated and received with sufficient particulars on 23 March 1990 and shown on the plan(s) accompanying such application, subject to the following conditions:—

- - All pedestrian access to the building shall be taken only from the public footpath at the rear of the site and the pedestrian access from the High Street shall be permanently closed to the occupiers of the building the subject of this application within eight weeks of the date of this permission, in accordance with details to be submitted to and approved by the local planning authority.
- (2) The first floor south west facing windows shall be bricked in as shown on plan 4/0472/90 within eight weeks of the date of this permission.



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

To safeguard the residential amenity and privacy of the occupiers of adjacent properties.

- (2) To safeguard the residential amenity and privacy of the occupiers of adjacent properties.
- (3) To safeguard the residential amenity and privacy of the occupiers of adjacent properties.
- (4) In order that the local planning authority may retain control over the future use of the premises in the interests of the residential amenity of the adjacent properties.

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(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.

Planning Permission 4/0472/90 continued

- (3) The two first floor north west facing windows shall be reduced in size to match the style and size of the ground floor windows and shall be permanently fixed and fitted with obscured glass within eight weeks of the date of this permission.
- (4) The premises shall be used only as a studio/workshop for the design and production of artwork and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order) without the prior permission of the local planning authority.

Dated this Twelfth day of July 1990

Signed

Designation: DIRECTOR OF PLANNING