

## TOWN &amp; COUNTRY PLANNING ACT 1971

## DACORUM BOROUGH COUNCIL

To: Mr B Vennor  
The Boot Public House  
34 Station Road  
Tring  
Herts

Submission of scheme of mechanical ventilation

The Boot Public House, Long Marston, Tring


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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1395/86

granted on 11 November 1986 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 4 June 1987

Dated 22 day of July 19 87

Signed



Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

#### CONDITIONS

1. The extractor fan to be provided shall be of sufficient capacity so as to ensure a minimum of three air changes per hour to the whole of the sanitary accommodation and its intervening lobby.
2. The fan must be so switched as to operate all the time when the accommodation is in use and with at least a fifteen minute overrun to ensure the satisfactory evacuation of all odours.
3. The fan shall communicate directly with and discharge to the external air not more than six inches above the existing roof level.
4. The fan shall be installed and operated in a manner which will not cause any noise nuisance to neighbouring properties.

#### REASONS

1 - 4

In the interests of amenity of adjoining residential properties.

**IMPORTANT:— THIS COMMUNICATION AFFECTS YOUR PROPERTY**

(b)

DACORUM BOROUGH

Council

**TOWN AND COUNTRY PLANNING ACT 1971  
(as amended)****Enforcement Notice<sup>(a)</sup>****Breach of Planning Condition to which the 4 Year Rule applies  
(Operational Development or Preventing Change of Use to Single Dwellinghouse)**

(c) The Boot Public House

Long Marston Hertfordshire

**WHEREAS:**

(1) It appears to the<sup>(b)</sup> Dacorum Borough Council ("the Council"), being the local planning authority for the purposes of section 87 of the Town and Country Planning Act 1971 ("the Act") in this matter, that there has been a breach of planning control within the period of 4 years before the date of issue of this notice on the land or premises ("the land") described in Schedule 1 below.

(2) The breach of planning control which appears to have taken place consists in the failure to comply with the following condition(s) subject to which planning permission was granted on 11th November 1986 for<sup>(d)</sup>

internal and external alterations

~~that~~ [those] conditions(s) appearing not to have been complied with in the respect(s) set out in Schedule 2 below: 1. The fascia on the south-east elevations shall be painted or stained black.

(e) 2. Within a period of 2 months from the date of this permission a scheme shall be submitted for the approval of the Council for the mechanical ventilation of the outbuilding. The scheme shall be implemented as approved within a period of 6 months from the date of its approval by the Council and as from the date of its implementation the two windows on the south-east elevation of the outbuilding

(3) The Council consider it expedient, having regard to the provisions of the development /shall be plan and to all other material considerations, to issue this enforcement notice, in exercise of their /fixed in powers contained in the said section 87, for the reasons set out in [the annex to] this notice.<sup>(f)</sup> /the closed /position.

**NOTICE IS HEREBY GIVEN** that the Council require that the steps specified in Schedule 3 below be taken [in order to remedy the breach] [g]

within [the period of two [days] [months] from the date on which this notice takes effect] [the period specified in respect of each step in that Schedule].<sup>(h)</sup>

**THIS NOTICE SHALL TAKE EFFECT**, subject to the provisions of section 88(10) of the Act, on 5th August 1987.<sup>(i)</sup>

Issued 1st July 1987

Council's address

Civic Centre  
Marlowes  
Hemel Hempstead  
Herts  
HP1 1HH

(Signed) Keith Hunt

(Designation) Borough Secretary  
(The officer appointed for this purpose)

**CONTINUED OVERLEAF — P.T.O.****NOTES TO THE LOCAL PLANNING AUTHORITY**

- (a) This notice is appropriate for breach of a planning condition relating to the carrying out of operations or preventing a change of use of a building to a single dwellinghouse.  
(b) Insert the name of the Council issuing the notice.  
(c) Insert the address or a description of the land to which the notice relates.  
(d) Insert a description of the development for which planning permission was granted, using the words of the grant of permission.  
(e) Set out (in full) only the condition(s) which it is alleged has/have not been complied with.  
(f) See paragraph 29 of DOE Circular 38/81 (Welsh Office Circular 57/81).  
(g) Or, as the case may be, having regard to section 87(7)(a) and (b) of the Act. Where steps are required to be taken for more than one of the purposes provided for in section 87, the purpose for which each step is required should be specified in Schedule 3. Steps may be required as alternatives.  
(h) If a single period is to be specified by which all the required steps must be taken, insert it here. But if a series of steps is required to be taken, with a different compliance period for each step, the appropriate period should be clearly stated against each step (in columns if more suitable) in Schedule 3.  
(i) The date selected must be not less than 28 days after all the copies of the notice have been served (see section 87(5) of the Act).

## **SCHEDULE 1**

### **Land or premises to which this notice relates**

*(address or description)*

The Boot Public House Long Marston Hertfordshire

shown edged [red] [ ] on the attached plan.<sup>(k)</sup>

## **SCHEDULE 2**

### **Alleged breach of planning control**

Failure to comply with the condition(s) recited overleaf in that<sup>(l)</sup>

- i) The fascia has not been painted or stained black.
- ii) No satisfactory scheme for mechanical ventilation of the outbuilding has been received by the Council nor has any scheme been implemented

## **SCHEDULE 3**

### **Steps required to be taken<sup>(m)</sup>**

- (i) The fascia on the south-east elevation shown coloured yellow on the attached plan shall be painted or stained black.
- ii) A mechanical extractor fan or fans of sufficient capacity shall be provided so as to ensure a minimum of three air changes per hour to the whole of the sanitary accommodation and its intervening lobby shown edged green on the attached plan.
- iii) The fans must be so switched as to operate all the time when the accommodation is in use and with at least a fifteen minute overrun to ensure the satisfactory evacuation of all odours.
- iv) The fans must communicate directly with and discharge to the external air above the existing roof level and must be situated either in the roof or in the rear wall of the sanitary accommodation shown coloured brown on the attached plan.
- v) The ventilation system must be installed and operated in a manner which will eliminate any noise nuisance to any neighbouring properties.

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#### **NOTES TO THE LOCAL PLANNING AUTHORITY**

(k) See paragraph 31 of DOE Circular 38/81 (Welsh Office 57/81).

(l) State how it is alleged the condition(s) has/have been breached.

(m) Specify the actual steps to be taken with, if appropriate, the compliance period for each step. The requirements should be clear and precise. See also notes (g) and (h) above.

Annex to Enforcement Notice dated

12 July 1987

This information is given in pursuance of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 1981 and Circular 38/81.

The Council, as the local planning authority, consider it expedient to serve this Notice upon you for the following reason(s):-

- (1) The appeal premises are situated in the Long Marston Conservation area, and, in the interests of the visual amenity and character of the area, it is considered necessary that the fascia should be painted or stained black.
- (2) The installation of mechanical ventilation is considered essential to safeguard the residential amenity of adjoining properties.