

Town Planning
Ref. No. 4/1075/87

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Fuller Smith & Turner PLC
Griffin Brewery
Chiswick
London

Fenner & Sibley RIBA
43 Philpot Street
Whitechapel
London

Public House
at Site of the "Boat", Public House, Gravel Path,
Berkhamsted

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 6 July 1987 and received with sufficient particulars on 16 July 1987 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) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing no 311/B/4/R (Plan 4/1075/87) shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
- (4) The development hereby permitted shall not be occupied until the visibility splays and access arrangements to George Street shown on drawing no 211/B/A/R (Plan 4/1075/87) shall have been provided and within such splays, there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

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) To ensure satisfactory appearance.
- (3) To ensure adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) In the interests of highway safety.
- (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) To ensure an adequate standard of sound attenuation.
- (8) In the interests of the amenities of the occupiers of surrounding residential properties.

Dated..... 20 day of..... August 19 87

Signed.....

Designation ..CHIEF 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.

CONDITIONS (Cont'd)

- (5) The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development hereby permitted shall not be brought into use until the access is so constructed.
- (6) The access arrangement referred to in condition 4 hereof shall not be brought into use until the existing vehicular access to George Street has been closed and the kerbs and footways reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- (7) Noise from operations conducted on the premises shall not exceed 57db (L_{Aeq} 15 minutes) over any 15 minute period between the hours of 2300 and 0700 on any day as measured at the furthest boundary of the site from Ravens Lane and George Street. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound-opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.
- (8) No work shall be commenced on the development hereby permitted until a scheme for ventilating the premises, including the provision of extraction and filtration of cooking fumes shall have been submitted to and approved by the local planning authority and the development hereby permitted shall not be brought into use until the ventilating extraction and filtration systems as approved shall be installed.

Dated 20 day of August 1987

Signed 
Designation CHIEF PLANNING OFFICER