

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning  
Ref. No. 4/1094/90Other  
Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mrs D Brown  
Tringford Piggeries  
Tringford  
TRING

Retention of shop <sup>without</sup> compliance with conditions 1, 3 and 5  
of Planning Permission 4/0478/89 (change of use from  
agricultural to shop)  
at Tringford Piggeries  
Tringford Road, Nr 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 permit the development proposed by you in your application dated 11.07.1990 and received with sufficient particulars on 01.08.1990 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 building coloured yellow on Drawing 4/1094/90 shall only be used for the retail sale of furniture, dried flowers, antiques and pottery, or for such other items as may be agreed in writing by the local planning authority.
- (3) The building coloured green on Drawing 4/1094/90 shall only be used for the storage of goods associated with the retail use in the building coloured yellow.
- (4) Signs shall be displayed to the satisfaction of the local planning authority to ensure that all users of the shop hereby permitted enter via the north-west access and leave via the south-east access only and such signs shall be maintained at all times. No signs shall be displayed until details of their design, materials and appearance shall have been submitted to and approved by the local authority, and the signs shall be displayed in accordance with the approved details.

Contd/2...

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) For the avoidance of doubt.
- (3) For the avoidance of doubt.
- (4) In the interests of amenity.
- (5) In the interests of the character of the site which is located within a rural part of the Chilterns Area of Outstanding Natural Beauty.
- (6) For the avoidance of doubt.
- (7) For the avoidance of doubt.
- (8) In the interests of the character of the site which is located in within a rural part of the Chilterns Area of Outstanding Natural Beauty.

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.

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4/1094/90

- (5) There shall be no open storage within the curtilage of the site.
- (6) There shall be no retail sales or storage of goods associated with the use hereby permitted within the building coloured pink on Drawing No. 4/1094/90.
- (7) There shall be no parking of visitors' vehicles to the shop within the area under the applicant's ownership outlined blue on Drawing No. 4/1094/90.
- (8) The south-western boundary hedge shown on Drawing No. 4/1094/90 shall be retained and there shall be no parking or vehicles between the hedge and the south-western flank walls of the existing buildings.

Dated.....6.....day of.....September.....1990

Signed.....



Designation .DIRECTOR.OF.PLANNING.