

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1216/92

P & B Szabo
3 Catlin Street
Hemel Hempstead
Herts

Pickworths
6 Victoria Street
St. Albans
Herts
AL1 3JB

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land adjacent Cress Farm, London Road, Bourne End,

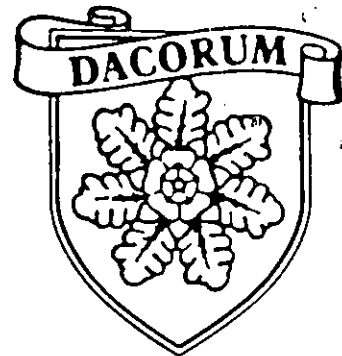
CHANGE OF USE OF BARN FOR AGRICULTURAL ENGINEERING & GENERAL BLACKSMITHS
WORKSHOPS & PROVISION OF NEW ACCESS.

Your application for *the retention of development already carried out* dated 24.09.1992 and received on 25.09.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 03.12.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1216/92

Date of Decision: 03.12.1992

1. The access hereby permitted shall be constructed within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. Any gates provided shall be sited a minimum of 5 m back from the edge of the carriageway and shall open inwards into the site.

Reason: In the interests of highways safety.

3. Before the new access is first brought into use the existing access shall be closed to vehicular traffic and planted in accordance with details to be submitted and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

4. The site shall be cleared and tidied and all rubbish and similar material shall be removed within three months of this decision.

Reason: To maintain and enhance visual amenity.

5. There shall be no storage of materials outside the confines of the building hatched green on Plan 4/1216/92.

Reason: For the avoidance of doubt.

6. The proposed access shall not be brought into use until the sight lines shown on Plan No. 4/1216/92 shall have been provided and they shall be maintained at all times thereafter.

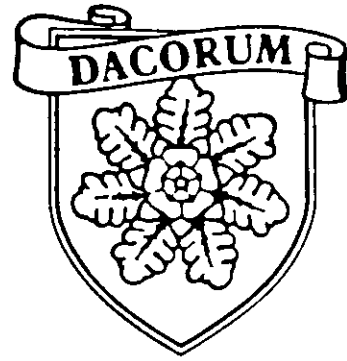
Reason: In the interests of highways safety.

7. The building subject of this permission shall only be used as an agricultural engineering/blacksmiths workshop and shall not be used for the repair of motor vehicles or any other industrial uses.

Reason: For the avoidance of doubt.

8. The existing hedge which runs along the London Road boundary of the site shall be retained except to the extent that it is required to be removed or cut back to comply with the visibility sight lines referred to in condition 6.

Reason: In the interests of visual amenity.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1216/92

Date of Decision: 03.12.1992

9. The premises shall be used only by Messrs P & B Szabo and by no other persons or firm.

Reason: To enable the local planning authority to retain control over the development which is permitted only to meet the specific circumstances of the applicant.