

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/1322/91

D S Hughes
Mill House,
Brook Street, Tring,

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Mill House,, Brook Street, Tring,,

CHANGE OF USE FROM RESIDENTIAL TO MIXED RESIDENTIAL, TEA ROOM AND BED AND
BREAKFAST USE

Your application for *full planning permission* dated 24.09.1991 and received on
30.09.1991 has been **REFUSED**, for the reasons set out on the attached sheet(s).

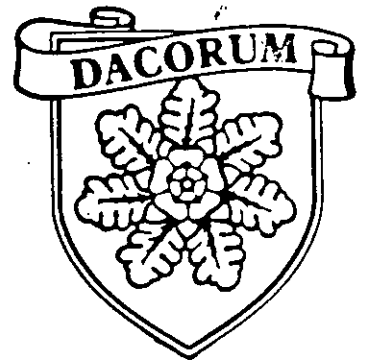
Director of Planning

Date of Decision: 19.12.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/1322/91

Date of Decision: 19.12.1991



1. The increased use of the access which is substandard in width and visibility is likely to give rise to conditions prejudicial to highway safety.
2. There is inadequate provision for vehicle parking within the site to meet standards adopted by the local planning authority.

**IMPORTANT - THIS COMMUNICATION AFFECTS
YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning
and Compensation Act 1991)**

**ENFORCEMENT NOTICE
(MATERIAL CHANGE OF USE)**

ISSUED BY: DACORUM BOROUGH COUNCIL

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED**

Land at Mill House, Brook Street, Tring, Hertfordshire
shown edged red on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, change of use of the ground floor and garden of Mill House from private domestic use to mixed private domestic and tea room use.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred since the end of 1963.

5. WHAT YOU ARE REQUIRED TO DO

Stop using the ground floor and garden of Mill House for the sale of teas.

Time for compliance: after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on (specific date, not less than 28 clear days after date of service), unless an appeal is made against it beforehand.

Dated:

Signed:

on behalf of: Director of Law and Administration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before (the specified effective date). The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on (the specified effective date) and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council. On conviction, a fine of up to £20,000 may be imposed by the Magistrates' Court or an unlimited fine by the Crown Court.

2.92/E.N/MILL.HSE/NP/DD/BS.5

MEMORANDUM

From: DIRECTOR OF PLANNING To: DIRECTOR OF LAW
AND ADMINISTRATION

My Ref: 1322/91/JPS/SAH

Contact: Mr J P Smith

Date: 6 January 1992 Your Ref:

ENFORCEMENT - "MILL HOUSE", BROOK STREET, TRING
CHANGE OF USE FROM RESIDENTIAL TO MIXED USE RESIDENTIAL AND TEA ROOM
MR D S HUGHES

I refer to the Development Control Committee of 19 December 1991.

Herewith eight copies of the plan, together with copy of Committee Report and planning refusal. For your information the bed and breakfast use mentioned in the report has not commenced.



DEVELOPMENT CONTROL MANAGER

Encs