

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1428/95

Tahir Mukhtar
137 Broadhurst Gardens
London
NW6 3BJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

44b High Street, Hemel Hempstead, Herts

USE OF BUILDING FOR INDUSTRIAL PURPOSES (B2) (PREPARATION AND PRODUCTION OF FOOD)
AND DELIVERY SERVICE (RESUBMISSION) VARIATION OF HOURS OF OPENING

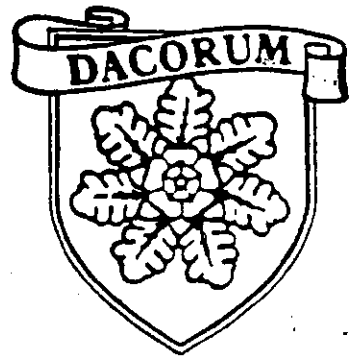
Your application for *full planning permission* dated 30.10.1995 and received on 10.11.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 04.01.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1428/95

Date of Decision: 04.01.1996

1. This permission is granted for a limited period only expiring on 31 December 1997 and the use shall only be carried out by Mr Ali and his employees on behalf of Tahir Mukhtar of 137 Broadhurst Gardens, London. At the expiration of this period the use shall be discontinued unless otherwise agreed in writing by the local planning authority.

Reasons:

- (a) In order that the local planning authority may retain control over the future use of the site, in the interests of the character of the Conservation Area and highway safety. The grant of a two year permission will enable the local planning authority to monitor the impact upon the local environment and highway conditions.
- (b) To ensure that the delivery facility operates in the manner as explained to the local planning authority before the submission of this application and recorded in its letter dated 23 October 1995.

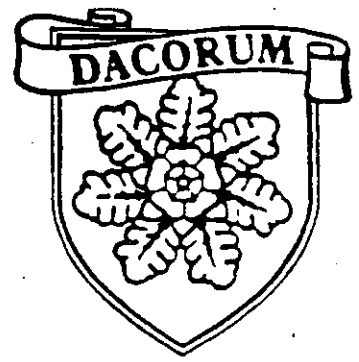
2. This permission does not relate to the use of the site for the sale of food or drink on the premises or for hot food consumption off the premises.

Reasons:

- (a) For the avoidance of doubt.
- (b) This permission is not for the purposes of an A3 use under The Town and Country Planning Use Classes Order 1987, as amended. Any delivery of food is to be regarded as ancillary to the primary use of the site for the baking of bread and frying of food as the use is not to be regarded as a take-away delivery service.
- (c) In the interests of safeguarding the existing environment with particular regard to the character of the Conservation Area.
- (d) In the interests of highways safety.

Cont'd





CONDITIONS APPLICABLE
TO APPLICATION: 4/1428/95 (CONTINUED)

Date of Decision: 04.01.1996

3. For the period from the date of this decision to 31 December 1996, no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site before 8.00 am or after 10.00 pm each day, or at any time on Bank Holidays or Public Holidays and on or after 1 January 1997 no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site before 7.00 am or after 7.00 pm on Mondays to Saturdays or at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority.

Reason: In order that the local planning authority may retain control over the future use of the site, in the interests of the character of the Conservation Area and highway safety. The operation of the use over a 12 month period up to 10.00 pm each day will enable the local planning authority to give an initial assessment of the impact upon the local environment and highway conditions.

4. Before the commencement of the use hereby permitted, full details of a scheme for the ventilation of the building, including the extraction and filtration of cooking fumes, shall be submitted to and approved by the local planning authority.

Reason: In the interests of safeguarding the existing environment with particular regard to the character and appearance of the Conservation Area.

5. Before the commencement of the use hereby permitted, full details of the trade effluent storage area shall be submitted to and approved by the local planning authority.

Reason: In the interests of safeguarding the existing environment with particular regard to the character and appearance of the Conservation Area.

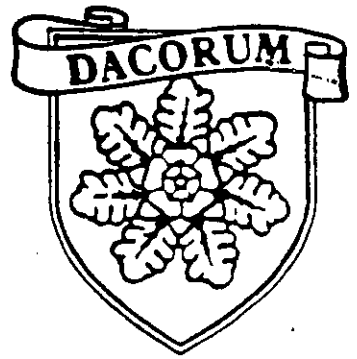
6. The ventilation system and trade effluent storage area subject to conditions 4 and 5 shall be installed fully in accordance with the details approved under those conditions before the use is commenced and thereafter they shall be permanently retained for the duration of the permission.

Reasons:

- (a) In the interests of safeguarding the existing environment with particular regard to the character and appearance of the Conservation Area.
- (b) For the avoidance of doubt.

Cont'd





CONDITIONS APPLICABLE
TO APPLICATION: 4/1428/95 (CONTINUED)

Date of Decision: 04.01.1996

7. The area hatched orange shall be available at all times for the purposes of the parking of vehicles.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
 - (b) In the interests of highways safety.
8. This permission does not relate to the approval of the discharge of sewage or trade effluent which will require separate approval of the National Rivers Authority.

Reason: For the avoidance of doubt.

