

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972



DACORUM BOROUGH COUNCIL

To R Samuels Esq
Hill View
New Ground
Wigginton
Tring
Herts.

Sovereign Sales & Construction Ltd
P O Box 29
Wildmere Road
Banbury
Oxfordshire OX17 2RA

..... Change of use from residential to offices (first
..... floor) and two storey staircase extension
at 48. Western. Road. Tring. Herts.

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 refuse the development proposed by you in your application dated 14 August 1989 and received with sufficient particulars on 29 August 1989 and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

1. The proposed development would result in the establishment of a further office use outside the Commercial Area of Tring and in the loss of a satisfactory unit of residential accommodation, contrary to the provisions of Policies 53, 56 and 61 of the adopted Dacorum District Plan.
2. There is no provision for vehicle parking within the site to meet standards adopted by the local planning authority.

Dated 30th day of ... November 19 89

Signed.....

SEE NOTES OVERLEAF

P/D.15

Chief Planning Officer

NOTE

1. 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 s.36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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.
2. If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 Borough Council in which the land is situated, 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.
3. 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 s.169 of the Town and Country Planning Act 1971.

IMPORTANT:- THIS COMMUNICATION AFFECTS YOUR PROPERTY

DACORUM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971 (as amended)
ENFORCEMENT NOTICE

Material Change of Use

48 WESTERN ROAD TRING HERTFORDSHIRE

W H E R E A S:

- (1) It appears to the Dacorum Borough Council ("the Council") being the local planning authority for the purposes of s.87 of the Town and Country Planning Act 1971 ("the Act") in this matter, that there has been a breach of planning control after the end of 1963 [and within the period of 4 years before the date of issue of this Notice] on the land or premises ("the Land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of development by the making of the material change in the use of the land described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council considers it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of its powers contained in the said section 87, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council requires that the steps specified in Schedule 3 below be taken in order to remedy the breach [in order to remove or alleviate any injury to amenity which has been caused by the development] within the period

of six months from the date on which this Notice takes effect
[~~the period specified in respect of each step in that schedule~~]

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of
s.88(10) of the Act, on 7th September 1990.

SCHEDULE 1

Land or premises to which this Notice relates
48 Western Road Tring Hertfordshire
shown edged red on the attached plan

SCHEDULE 2

Alleged breach of planning control

Change of use from residential use on the first floor to use as
offices

SCHEDULE 3

Steps required to be taken

Cessation of the use of the first floor of the premises as
offices

Issued 2nd August 1990

Councils address:

Civic Centre
Marlowes
Hemel Hempstead
Herts HP1 1HH

(signed) K. M. Pugsley

(Designation) Director of Law and Administration
(The Officer appointed for this
purpose)

THE ANNEX

This information is given in pursuance of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 1981 and Circular 38/81.

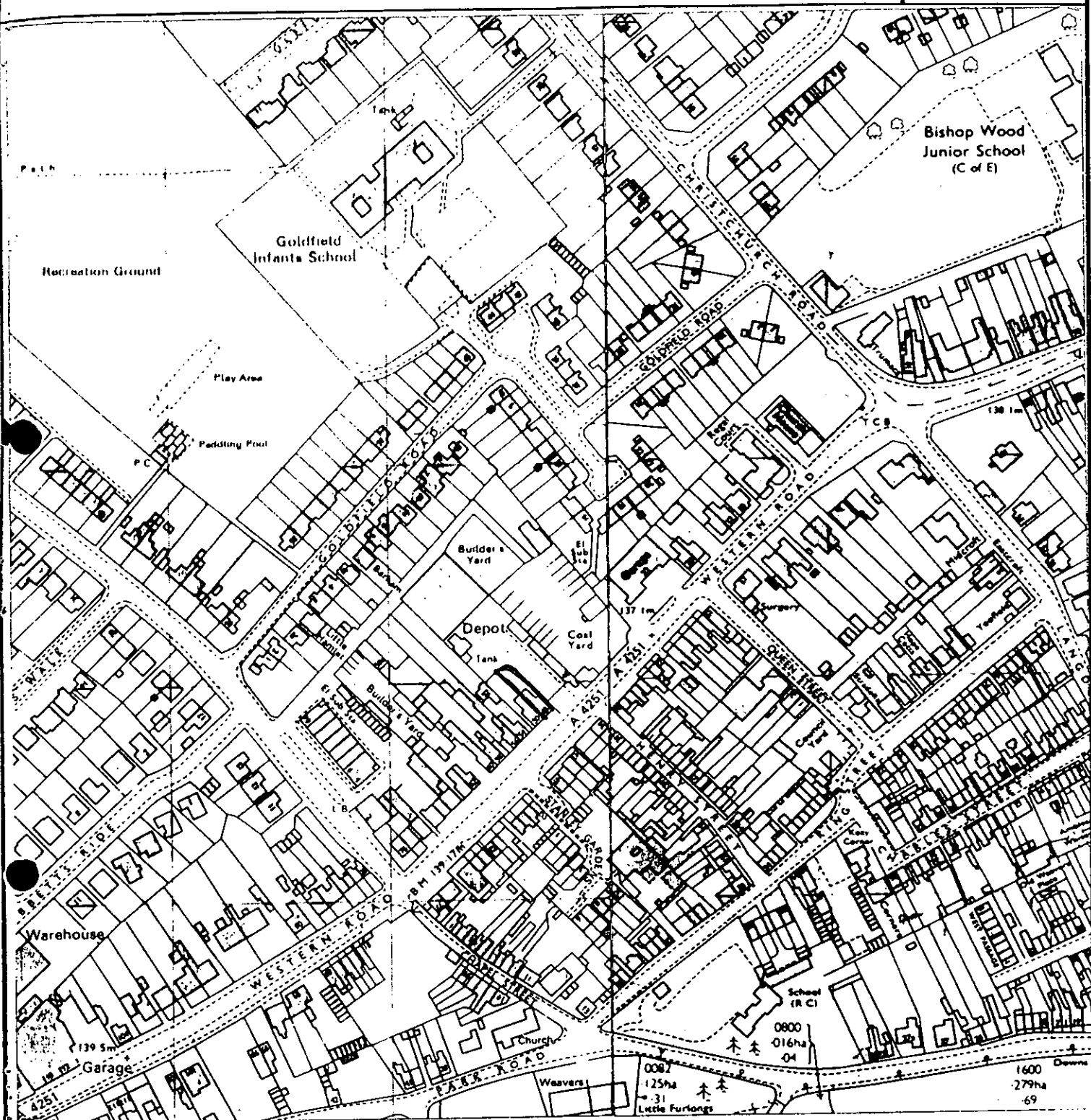
The Council, as the local planning authority, considers it expedient to serve this Notice upon you for the following reasons:

1. The development has resulted in the establishment of a further office use outside the designated "commercial area of Tring (as shown on the adopted Dacorum District Plan (1984) contrary to policy 53 of the Plan and in the loss of a satisfactory residential unit contrary to the policies 56 and 63 of the Plan.
2. There is no provision for vehicle parking within the site to meet standards adopted by the local planning authority resulting in increased demands for on-street parking on this classified road to the detriment of vehicular and pedestrian safety.

8.90/ENF.NOT/NP/AB/BS.5

LOCATION

WESTERN ROAD, TRING.



PLAN REFERRED TO IN ENFORCEMENT NOTICE DATED
2nd August 1990

C.G.B. Barnard
Chief Planning Officer
Dacorum Borough Council
Hemel Hempstead

Scale 1:2500
Plan no.