

Town Planning 4/1864/88  
Ref. No. ....

Other  
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To The Way Inn Christian Trust  
c/o Mr Graham Carr (Chairman)  
25 Kitsbury Road  
Berkhamsted  
Herts

Robert Thompson MA Dip.Arch. RIBA  
Rickaby Thompson Associates  
Regency Court  
220 Upper Fifth Street  
Milton Keynes MK9 2HR

... Change of use from retail to retail and sale and  
... food consumption  
at .256 High Street, Berkhamsted

**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 5 October 1988 and received with sufficient particulars on 6 October 1988 and shown on the plan(s) accompanying such application, subject to the following conditions:—

(1) The development which is expected to begin within a period of ..... years

- (1) This permission is granted for a limited period only expiring on 30 June 1990. At the expiration of this period the use shall be discontinued.
- (2) The use hereby permitted shall extend only to the ground floor area shown on Drawing No. WYC 202A and to no other part of the premises.
- (3) The use hereby permitted shall extend to the sale of coffee, tea, soft drinks, cakes, sandwiches and similar commodities for consumption on the premises only.
- (4) The use hereby permitted shall be carried on only between the hours of 9.00 am and 6.00 pm Monday to Saturday inclusive.

/Conditions continued on attached sheet...

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

xxxxxx(1) To comply with the requirements of Section 41 of the Town & Country Planning Act 1971xxxxxx

- (1) To enable the local planning authority to retain control over the development in order to assess the impact of the proposal on the locality.
- (2) In order to restrict the scale of development in relation to the amenities of adjacent residents, and to safeguard the strategic retail planning policies of the local planning authority as expressed in the Dacorum District Plan.
- (3) In order to restrict the scale of development in relation to the amenities of adjacent residents, and to safeguard the strategic retail planning policies of the local planning authority as expressed in the Dacorum District Plan.
- (4) In order to restrict the scale of development in relation to the amenities of adjacent residents, and to safeguard the strategic retail planning policies of the local planning authority as expressed in the Dacorum District Plan.
- (5) In order to restrict the scale of development in relation to the amenities of adjacent residents, and to safeguard the strategic retail planning policies of the local planning authority as expressed in the Dacorum District Plan.

/Reasons continued on attached sheet...

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.


CONDITIONS /Cont'd...

- (5) No more than 50% of the usable ground floor space of the premises shall at any time be used for the sale and consumption of food. The sale and consumption of food shall not be implemented otherwise than for the purposes ancillary to the primary use of the building as a retail outlet.
- (6) A permanent display shall be maintained in the shop windows at all times.

REASONS /Cont'd...

- (6) In order to safeguard the appearance of the area having regard to the likely increased significance of this High Street frontage as a result of the Bourne Centre shopping development.

Dated 27 day of January 1989

Signed .....  .....

Designation ..... CHIEF PLANNING OFFICER .....