



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/2039/89

Miss RDH MacEwan  
17 Badgers Meadow  
Wendover  
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

107 High Street, Berkhamsted,

CHANGE OF USE FROM OFFICES TO BEAUTY THERAPY CLINIC

Your application for *full planning permission* dated 24.11.1989 and received on 11.12.1989 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

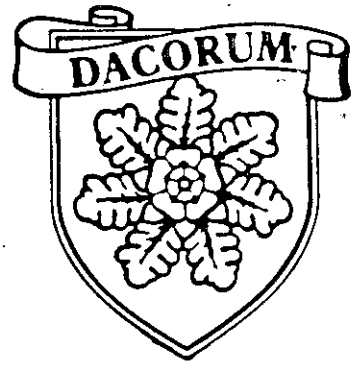
Director of Planning.

Date of Decision: 02.08.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/2039/89

Date of Decision: 02.08.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The premises shall be used for the purpose of a Beauty Therapy Clinic (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any statutory instrument revoking and re-enacting that Order).
3. The number of clients visiting the premises and using any of the clinic's facilities shall not exceed 6 in total at any time prior to 6 pm on weekdays.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory development.
3. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

DATE

25<sup>th</sup> July

1991

DACORUM BOROUGH COUNCIL

and

CLIVE BENTLEY THOMAS

and

ROSE MACEWAN  
ESSENTIAL IMAGE LIMITED

DUPLICATE  
AGREEMENT

under S.106 Town and  
Country Planning Act 1990 and S.33 Local Government  
(Miscellaneous Provisions) Act 1982  
in respect of  
107 High Street  
Berkhamsted  
Hertfordshire

Keith M Pugsley  
Director of Law and Administration  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts HP1 1HH

File Ref: 1.91/32/126/158/NP/SR/PEC/BS.6

CTB

THIS AGREEMENT is made the *Twenty - fifth*  
day of *July* 1991  
BETWEEN DACORUM BOROUGH COUNCIL of Civic Centre Marlowes  
Hemel Hempstead Hertfordshire HP1 1HH ("the Council") of the  
first part and CLIVE BENTLEY THOMAS of 28 Primrose Hill Kings  
Langley Hertfordshire WD4 8HX ("the Freehold Owner" which  
expression shall include his successors in title and assigns) of  
the second part and ROSE MACEWAN ESSENTIAL IMAGE LIMITED whose  
registered office is at 47 Brunswick Place London N1 6EE ("the  
Lessee" which expression shall include its successors in title  
and assigns)

WHEREAS

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the Borough of Dacorum and a Principal Council within the meaning of s.33 of the Local Government (Miscellaneous Provisions) Act 1982
- (2) The Freehold Owner is the owner in unencumbered fee simple of land known as 107 High Street Berkhamsted Hertfordshire ("the Land") shown edged red on the attached plan
- (3) The Lessee has a Lease of the Land for a term of Twenty-five years from 21 December 1989 under a Lease dated 22 December 1989
- (4) The Lessee has made application to the Council for planning permission under reference 4/2039/89 for change of use of the land from office use to use as a Health and Beauty Therapy Clinic ("the Development")
- (5) The parties hereto wish to enter into an agreement in respect of the land pursuant to s.106 of the Town and Country Planning Act 1990 and s.33 of the Local

Government (Miscellaneous Provisions) Act 1982 which shall be binding on the Freehold Owner and the Lessee and on their respective successors in title and assigns

N O W T H I S D E E D W I T N E S S E T H A S F O L L O W S :

1. THIS Agreement and the covenants herein contained are expressly made pursuant to s.106 of the Town and Country Planning Act 1990 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982
2. IN consideration of the Covenants on the part of the Freehold Owner and the Lessee hereinafter contained the Council hereby Covenants with the Lessee that the Council will forthwith grant planning permission in respect of the Development subject to conditions
3. THE Freehold Owner and the Lessee hereby covenant with the Council
  - (i) Not to use the Land for any purpose other than for the purpose of a Health and Beauty Therapy Clinic or for such other purpose as may from time to time be the subject of a lawful grant of planning permission
  - (ii) To ensure that the number of clients visiting the said Health and Beauty Therapy Clinic and using any of the Clinic's facilities will not exceed six in total at any time prior to 6.00 pm on weekdays
  - (iii) To pay on completion hereof the reasonable legal costs incurred by the Council in the preparation of this agreement

4. THIS Agreement shall be registered as a Local Land Charge

I N W I T N E S S whereof the parties hereto have set their hands and seals and caused their Common Seals to be hereunto affixed the day and year first before written

THE COMMON SEAL of  
DACORUM BOROUGH COUNCIL  
was hereunto affixed  
in the presence of:

*Keith Hunt*

Chief Executive

*[Signature]*

Assistant Director  
(Admin)



SIGNED SEALED and  
DELIVERED by the said  
CLIVE BENTLEY THOMAS  
in the presence of:

*Jean Tate*  
*6 Common Lane*  
*Kings Langley*  
*Herts.*

*Clive Thomas*  
*[Signature]*

THE COMMON SEAL of  
ROSE MACEWAN  
ESSENTIAL IMAGE LIMITED  
was hereunto affixed in the  
presence of:

*[Signature]*  
31 CHESTERTON AVE.  
HARPENDEN  
HERTS  
AL5 5ST

Director

*[Signature]*

Secretary

*[Signature]*



DATE

1990

DACORUM BOROUGH COUNCIL

and

AGREEMENT

under S.106 Town and  
Country Planning Act 1990 and S.33 Local Government  
(Miscellaneous Provisions) Act 1982  
in respect of  
107 High Street  
Berkhamsted  
Hertfordshire

Keith M Pugsley  
Director of Law and Administration  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts HP1 1HH

File Ref: 10.90/32/126/158/NP/SR/BS.6

cT<sub>B</sub>



T H I S A G R E E M E N T is made the  
day of 19  
B E T W E E N DACORUM BOROUGH COUNCIL of Civic Centre Marlowes  
Hemel Hempstead Hertfordshire HP1 1HH ("the Council") of the  
first part and of  
("the Owner" which expression shall include his successors in  
title and assigns) of the second part

W H E R E A S

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the Borough of Dacorum and a Principal Council within the meaning of s.33 of the Local Government (Miscellaneous Provisions) Act 1982
- (2) The Owner is the owner in unencumbered fee simple of land known as 107 High Street Berkhamsted Hertfordshire ("the Land") shown edged red on the attached plan
- (3) The owner has made application to the Council for planning permission under reference 4/2039/89 for change of use the land from office use to use as a Beauty Therapy Clinic ("the Development")
- (4) The parties hereto wish to enter into an agreement in respect of the land pursuant to s.106 of the Town and Country Planning Act 1990 and s.33 of the Local Government (miscellaneous Provisions) Act 1982 which shall be binding on the owner and his successors in title

N O W T H I S D E E D W I T N E S S E T H A S F O L L O W S :

1. THIS Agreement and the covenants herein contained are expressly made pursuant to s.106 of the Town and Country Planning Act 1990 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982

2. IN consideration of the Covenants on the part of the Owner hereinafter contained the Council hereby Covenants with the Owner that the Council will forthwith grant planning permission in respect of the Development subject to conditions
3. THE Owner hereby covenants with the Council
  - (i) Not to use the land for any purpose other than for the purpose of a Beauty Therapy Clinic
  - (ii) To ensure that the number of clients visiting the said Beauty Therapy Clinic and using any of the Clinic's facilities will not exceed six in total at any time prior to 6.00 pm on weekdays
  - (iii) To pay on completion hereof the reasonable legal costs incurred by the Council in the preparation of this agreement
4. THIS Agreement shall be registered as a Local Land Charge

I N W I T N E S S whereof the parties hereto have set their hands and seals and caused their Common Seals to be hereunto affixed the day and year first before written

THE COMMON SEAL of )  
DACORUM BOROUGH COUNCIL )  
was hereunto affixed )  
in the presence of: )

Chief Executive

Assistant Director  
(Admin)

SIGNED SEALED and DELIVERED )  
by the said )  
in the presence of: )

# KHAMSTED

4/2039/8  
Berkhamsted School

DACORUM BOROUGH COUNCIL  
 Technical Services Department  
 DATE 12/12/88  
 This plan is a reproduction of the original plan  
 deposited with the Ordnance Survey Map  
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 Copyright Reserved.

Car Park

Wilson House

The Bungalow

St Peter's Church  
(C of E)

LANON CLOSE

CHURCH LANE

STREET

107.8m

B.M.  
108.65m

War Memorial

109.0m

Hotel 8

LB TCB

Pharmacy  
Surgery  
Nurses

Works

St John's

RECTORY LANE

Cinema

CLOISTER GARTH

The Rectory

GREAT BERKHAMSTED ED

Incent

PRIORY GARDENS

Cemetery

The Old Rectory

The Old Orchard

THREE CLOSE LANE

ST. AR