

**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70
PERMISSION TO DEVELOP LAND**

To : Home Plans Unifruit Limited
Church Gardens On behalf of
Church Hill
Harefield
Middx
UB9 6DJ

Site : **153 High Street Rickmansworth Hertfordshire**

Proposed Development : Change of use of first and second floors from Class C3 (Residential) to Class B1 (Offices) with rear extensions including second floor dormer window and alterations to external steps to rear, change of use of ground floor from Class A4 (Public House) to A3 (Restaurant) and creation of parking spaces to rear

Ref No : 09/1399/FUL

Date Received Valid: 16 September 2009

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed by you in your application as set out above and shown on plan numbers: **1479/3, 1479/2**, accompanying the application.

Consent is subject to the following conditions :-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- 2 All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies GEN 1, C1, C12, E1 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

- 3 No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety and to meet the requirements of Policies GEN 1, E1, S7 and T7 of the Three Rivers Local Plan 1996 - 2011

INFORMATIVES :-

- 1 Given the site circumstances, including the development on adjoining site(s), and the provisions of Policies GEN1, GEN1a, H10, C1, C3, C6, C12, D9, E1, E4, S1, S7, T7, T8, T9 and Appendix 1 of the Three Rivers Local Plan 1996-2011 (adopted 2001), the proposed development (subject to the conditions attached to this permission) would not have a significant adverse effect on the residential amenities of any neighbouring properties or otherwise result in demonstrable harm either to the Locally Listed Building or the character and appearance of the Conservation Area.

- 2 The applicant is advised that the Government has introduced new fees for the written discharge of conditions. Requests can be made by letter or by application form. Forms are available on our website together with further details for the new charges. The fees are payable per request and not per condition. Requests made without the appropriate fee will be returned unanswered. The fees are £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse).
- 3 The applicant is encouraged to incorporate energy saving and water harvesting measures when implementing this permission. Information is available from the Council's Building Control Section, who may be contacted on 01923 727138, and on the website www.threeriversbuildingcontrol.co.uk. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Control Section prior to the commencement of work.

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations and Environmental Protection) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work.

Dated: 6 November 2009

Signed

Geof Muggeridge, Development Manager
For Director of Community and Environmental Services.

On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts
WD3 1RL