

D.C. 3

Town Planning 8/1221/88  
Ref. No. ....

Other  
Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ..... THREE RIVERS .....  
IN THE COUNTY OF HERTFORD

To L LENIK ESQ.  
c/o WASHBOURNE & CO.  
7 BURKES COURT  
BURKES ROAD  
BEACONSFIELD, BUCKS.

Change of use from cafe and health studio to restaurant  
and bar.  
at 92 High Street, Rickmansworth, 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 permit the development proposed by you in your application dated 25th November 1988 and received with sufficient particulars on 25th November 1988 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (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 purposes under Class A.3 of the Town and Country Planning (Use Classes) Order 1987 and/or for such other purposes permitted by reason of Class A of Part 3 of Schedule 2 to the Town and Country Planning General Development Order 1988 only, and for no other purpose whatsoever, notwithstanding the provisions of Class C of Part 3 of Schedule 2 to the 1988 Order.
- (3) The use of the bar on the first floor of the premises shall be carried on only during the hours of 9 a.m. to 11.30 p.m.
- (4) The building shall be insulated against noise emission in accordance with details which shall be submitted to and approved by the local planning authority before the uses hereby permitted are commenced.
- (5) The materials to be used for the external surfaces of the alterations to the side and rear elevations hereby permitted shall match those of the existing building, and any variations shall be agreed in writing by the

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

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) In order that the maintenance or the uses appropriate to the key retail frontage is not prejudiced and to ensure that car generating uses are minimised having regard to the absence of on-site parking facilities.
- (3) In the interests of the amenities of the occupiers of nearby residential properties.
- (4) In the interests of the general amenities of the occupiers of nearby residential properties.
- (5) To ensure continuity of appearance in the interests of visual amenity.
- (6) Insufficient information has been submitted to enable the local planning authority to adequately assess such proposals.
- (7) To maintain the appearance of the shopping frontage in the interests of the visual amenities of the locality.

Dated..... Sixteenth ..... day of ..... January ..... 19 89

Signed. 

Designation .. Director .. of .. Planning

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.

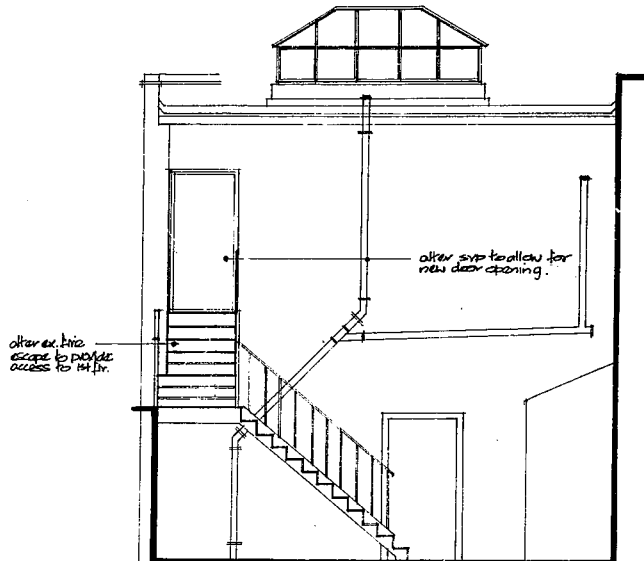
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

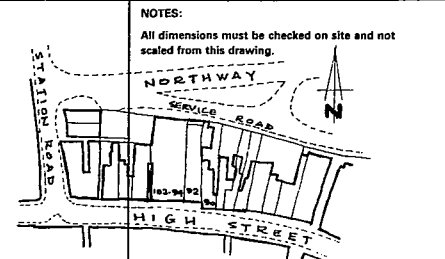
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

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8/1221/88  
AMENDED



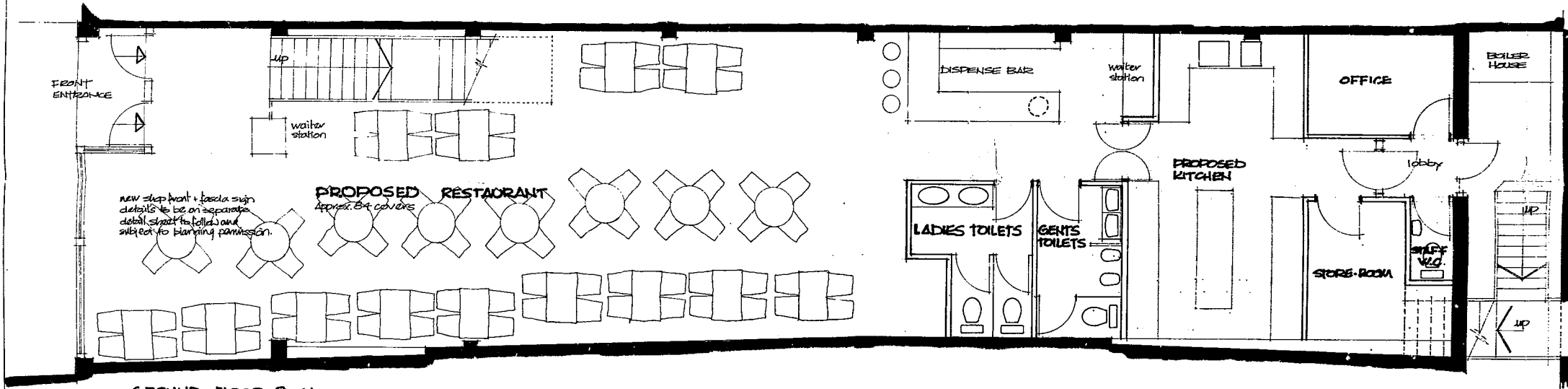
REAR ELEVATION



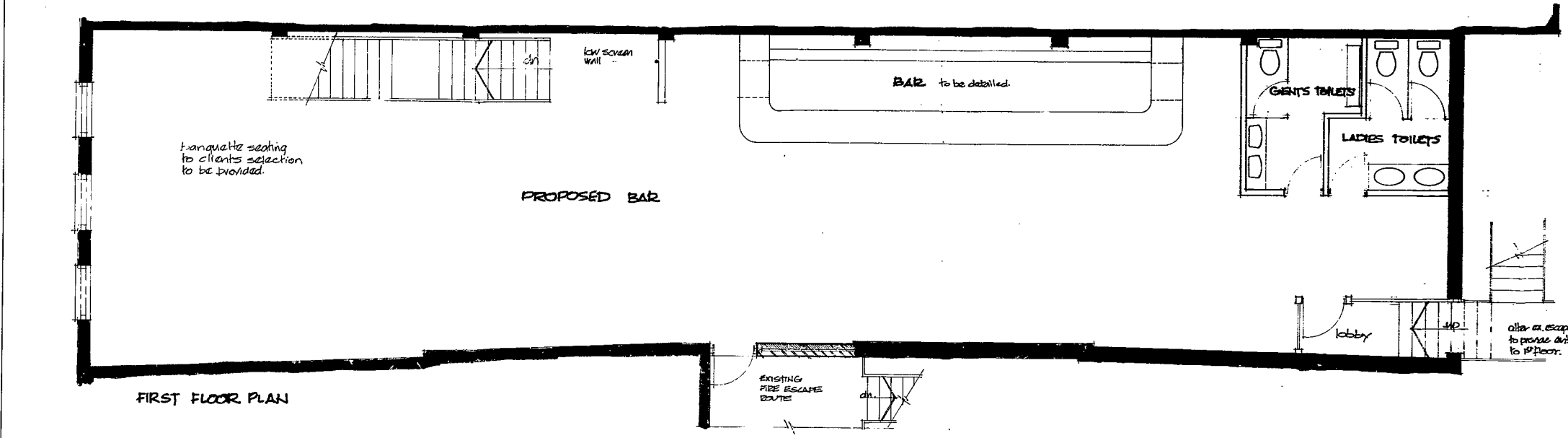
NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

THREE RIVERS DISTRICT COUNCIL  
PLANNING DEPARTMENT  
20 DEC 1988  
RECEIVED

THREE RIVERS DISTRICT COUNCIL  
TOWN & COUNTRY PLANNING DEPARTMENT  
PLAN REFERRED TO THE COMMISSION  
Date 16/1/89 PLAN NO. 8/1221/88



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REAR ACCESS ROAD

Date	Revisions

Client  
**L. Lenik Esq.**

Job Title  
**92 HIGH STREET RICKMANSWORTH**  
proposed change of use from Cafe + Health Studio to Restaurant and Bar.

Drawing Title  
**Floorplans, rear elevation and site plan.**

Scale  
**1:50 1:250**

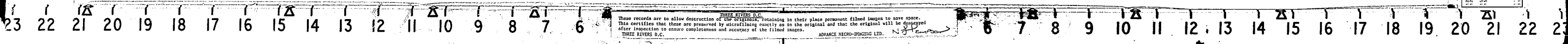
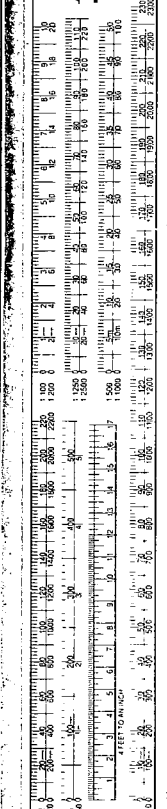
Date  
**Nov 88**

Drawn by  
**8/2**

Dwg. No.  
**327.1**

Rev.

Advance Micro-Imaging  
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