



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0105/93

Mr I Pullinger  
7 Nursery Terrace  
Potten End  
Berkhamsted  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

28-30 Lower Kings Road, Berkhamsted, Herts

CHANGE OF USE OF GROUND FLOOR TO COFFEE AND WINE BAR (USE CLASS A3)

Your application for *full planning permission* dated 26.01.1993 and received on 26.01.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.03.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0105/93

Date of Decision: 11.03.1993

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The use hereby permitted shall not commence until a scheme for ventilating the premises including the provision of extraction and filtration facilities to ameliorate the odour nuisance of cooking fumes shall have been submitted to and approved by the local planning authority.

Reason: In the interests of safeguarding the amenity of the locality.

3. The extraction and filtration facilities approved under Condition 2 shall be installed fully in accordance with the approved scheme prior to the commencement of the use.

Reason: In the interests of safeguarding the amenity of the locality.

4. The premises shall not be open outside the hours of 7.30 - 23.00 hours Monday to Saturdays inclusive and 09.00 - 23.00 hours on Sundays.

Reason: In the interests of safeguarding the amenity of the locality.

5. The premises shall be used only as a restaurant, coffee and wine bar and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To safeguard and maintain the strategic policies of the local planning authority.

6. No alterations shall be carried out which would materially alter the external appearance of the shop front without the prior written approval of the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

7. A disabled access shall be provided in accordance with details which shall be submitted to and approved by the local planning authority.

Reason: To ensure adequate access arrangements exist for persons with disabilities.