



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CHAPMAN WARREN
FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
WILTSHIRE
SN4 9JX

Applicant:

BASS TAVERNS LTD
10A HOLYWELL HILL
ST ALBANS
HERTS
AL1 1FP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00111/98/FUL

WEST OF JCT 9 (M1), ADJ., WATLING STREET, FLAMSTEAD, HERTS
ERECTION OF TWO STOREY HOTEL AND RESTAURANT, NEW ACCESS AND
WORKS TO A5, PARKING AND LANDSCAPING

Your application for full planning permission dated 26 January 1998 and received on 28 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 April 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00111/98/FUL

Date of Decision: 16 April 1998

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

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of the materials to be used externally shall have been submitted to and approved by the local planning authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. No works shall be commenced on site until protective fencing shall have been provided around the trees and hedges along the north eastern and south western boundaries of the site in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not adversely affect the health and appearance of the trees and hedges.

6. Neither the hotel nor the restaurant shall be brought into use until the

arrangements for vehicle parking, circulation, loading and unloading shown on Plan No. 4/0111/98 Drawing No. 31002/5 Rev B have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street parking facilities.

7. No development shall be commenced on the land to which this application relates unless and until the works referred to in Condition 8 have been completed by the Secretary of State for the Environment, Transport and the Regions.

Reason: In the interests of highway safety.

8. The works referred to in Condition 7 shall consists of the construction of an access to the site together with a ghost island right turning lane as indicated on Drawing No. BASSJ/9.1/01 Rev B subject to such modifications as the Secretary of State may decide to make.

Reason: In the interests of highway safety.

9. Before the development hereby permitted is brought into use, fencing shall be erected adjacent to the trunk road in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To prevent people straying onto the trunk road and to maintain visual amenity.

10. The development hereby permitted shall not be occupied until works for the disposal of foul water drainage shall have been carried out in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory development.

11. The restaurant hereby permitted shall not be used for hot food take away facilities or for any other uses within Class A3 of the Town and Country Planning (Use Classes) Order 1987 other than a restaurant or cafe.

Reason: To ensure that the restaurant primarily serves the hotel and to minimize traffic generation.

12. No development shall take place until details of existing and proposed ground levels and floor levels of the buildings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

13. Details of the proposed boundary treatment for the whole site shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works on site. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of the visual amenity of the area.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**