



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

NICHOLSON PARTNERSHIP
LANGWOOD HOUSE
HIGH STREET
RICKMANSWORTH
HERTS

Applicant:

J D WETHERSPOON PLC
WETHERSPOON HOUSE
CENTRAL PARK
REEDS CRESCENT
WATFORD HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00195/98/FUL

126-128, MARLOWES, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1EZ
ALTERATIONS TO FRONT, SIDE AND FORMATION OF NEW ENTRANCE

Your application for full planning permission dated 06 February 1998 and received on 09 February 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00195/98/FUL

Date of Decision: 25 March 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 development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. 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 full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials, minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc).

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

5. Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before the building is occupied. Development shall be carried out in accordance with the approved details.

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

6. Notwithstanding the information contained on the submitted plans the development hereby permitted shall be carried out in accordance with the details set out in the letter from Nicholson Partnership dated 3 February 1998 and received by the local planning authority on 4 March 1998.

Reason: For the avoidance of doubt.