

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0283/96

Mr R E Styles
Home Farm
Luton Road
Markyate
St Albans
Herts
AL3 8QB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Home Farm, Luton Road, Markyate

CHANGE OF USE OF FARMHOUSE AND EXTENSION TO FORM 30 BEDROOM HOTEL (RENEWAL)

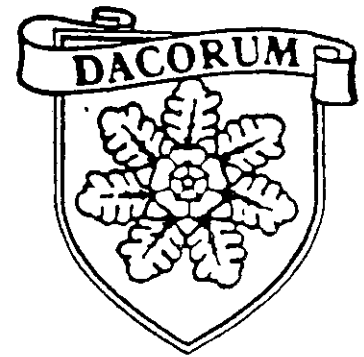
Your application for *full planning permission* dated 04.03.1996 and received on 05.03.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.04.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0283/96

Date of Decision: 15.04.1996

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

Reason: To ensure a satisfactory appearance.

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 maintain and enhance visual amenity.

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 5 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.

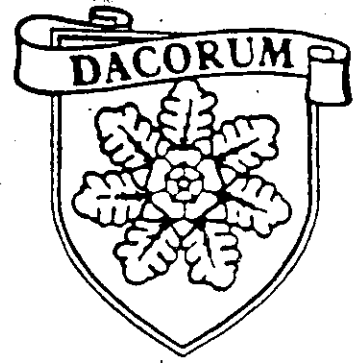
Reason: To maintain and enhance visual amenity.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of boundary treatment for the site and details of the finished treatment of all hard surfaced areas. The hotel hereby permitted shall not be brought into use until the scheme and details as approved shall have been implemented.

Reason: To maintain and enhance visual amenity.

Continued





CONDITIONS APPLICABLE
TO APPLICATION: 4/0283/96

Date of Decision: 15.04.1996

6. A car park for fifty spaces shall be provided, as shown on the approved plans, and finished in accordance with details to be approved in accordance with condition 5, before the hotel hereby permitted is first brought into use, and those spaces shall not thereafter be used otherwise than for vehicle parking.

Reason: To ensure the adequate and satisfactory provision of vehicle parking facilities.

7. The widening of the access road and alterations to the junction with Luton Road shall be carried out before work starts on the extensions hereby permitted.

Reason: To ensure a satisfactory means of access to the site.

