



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

OULSNAM DESIGN LTD  
BAGSHAW HALL  
BAKEWELL  
DERBYSHIRE

Applicant:  
SCOTTISH & NEWCASTLE RETAIL  
RIVERSIDE HOUSE  
RIVERSIDE WAY  
NORTHANTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00476/98/FUL

OLD MILL HOUSE HOTEL, LONDON ROAD, BERKHAMSTED, HERTFORDSHIRE,  
HP4 2NB  
SINGLE STOREY EXTENSION, DEMOLITION OF SINGLE STOREY  
ACCOMMODATION BUILDING AND FORMATION OF CAR PARKING.

Your application for full planning permission dated 13 March 1998 and received on 17 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 June 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00476/98/FUL**

Date of Decision: 11 June 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 details of the materials proposed to be used on the surfaces of the car parks, access road, footpaths and patio areas have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory development.

**4. No works or development shall take place until full details of all proposed tree and shrub planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree and shrub planting shall be carried out in accordance with those details and at those times.**

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

**5. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.**

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

**6. The trees shown for retention on the approved Drawing No. 9704/06 rev A shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**7. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 9704/06 rev A.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 9704/06 rev A shall 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 vehicle parking facilities.

**9. The car parking area between the Mill Run and the Grand Union Canal shall not be brought into use until the safety barriers shown on Drawing No. 9704/06 rev A shall have been provided in accordance with details which shall have been submitted to and approved in writing by the local planning authority.**

Reason: To ensure the safety of vehicles on the site.

**10. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent property.

**11. No windows other than those shown on the approved Drawing No. 9708 rev A shall be inserted in the building hereby permitted.**

Reason: In the interests of the amenity of adjoining residents.

**12. No external lighting other than the columns shown on the approved Drawing No. 9704/06 rev A shall be provided unless otherwise agreed in writing by the local planning authority. The lighting columns shall be of the type hereby approved.**

Reason: To safeguard the amenities of the area.

**13. No equipment for the provision of air conditioning, extraction and filtration of cooking fumes and ventilation of the toilets other than that shown on approved Drawing No. 9704/06 rev A shall be provided unless agreed in writing by the local planning authority.**

Reason: To safeguard the appearance of the listed building, and in the interests of the amenity of the adjacent residential property.

**14. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.