



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MARSH ASSOCIATES  
LCP HOUSE, THE PENNETT ESTATE  
KINGSWINFORD  
WEST MIDLANDS  
DY6 7NA

Applicant:

PO BOX 26  
SHOBNALL ROAD  
BURTON ON TRENT  
DE14 2BW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00494/97/FUL

THE STEAMCOACH, 86 ST. JOHNS ROAD, HEMEL HEMPSTEAD, HERTS, HP1  
1NP  
ALTERATIONS AND EXTENSIONS

Your application for full planning permission dated 27 March 1997 and received on 4 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 28 August 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00494/97/FUL**

Date of Decision: 28 August 1997

**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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. All the windows and the fire door to be installed within the function room hereby permitted shall be double glazed at all times to the satisfaction of the local planning authority.**

Reason: To permanently safeguard the residential amenity of the locality.

**4. All the windows of the function room hereby permitted shall at all times be of a fixed type with the exception of the parts coloured yellow which shall be top hung.**

Reason: To permanently safeguard the residential amenity of the locality.

**5. The fire door serving the function room hereby permitted shall be kept closed at all times when the function room is in use.**

Reason: To permanently safeguard the residential amenity of the locality.

**6. Before the catering kitchen is first brought into use the existing door opening within the east elevation of the building shall be infilled in accordance with the details shown by the approved plan and thereafter there shall be no new openings formed within the east flank wall of the building unless otherwise approved in writing by the local planning authority.**

Reason: To permanently safeguard the residential amenity of the locality.

**7. Before the function room hereby permitted is first brought into use details relating to the level of noise boundary limits shall be agreed in writing by the local planning authority.**

Reason: To permanently safeguard the residential amenity of the locality.

**CONDITIONS APPLICABLE TO APPLICATION: 4/00494/97/FUL**

Date of Decision: 28 August 1997

8. All the windows to be installed within the catering kitchen shall be double glazed and shall be of a fixed type with the exception of that coloured orange as shown by the approved drawing.

Reason: To permanently safeguard the residential amenity of the locality.

9. Before the catering kitchen is first brought into use the existing footpath entrance/opening serving the existing patio area shall be infilled as specified by Drawing No.2 rev F and the infilling shall be carried out in accordance with the details shown by Drawing No.3 rev D and thereafter the approved infilled opening shall be permanently retained and there shall be no other part of the boundary wall (as labelled 'A'-'B' on Drawing No.2 rev F) removed or altered thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To permanently safeguard the residential amenity of the locality.

10. Details of any exterior lighting shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the residential and visual amenity of the locality.