



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0611/94

Alfonso Criscenti
10 St Johns Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

10 St Johns Road, Hemel Hempstead, Herts

RETENTION OF RESTAURANT USE

Your application for *the retention of development already carried out* dated 09.05.1994 and received on 10.05.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

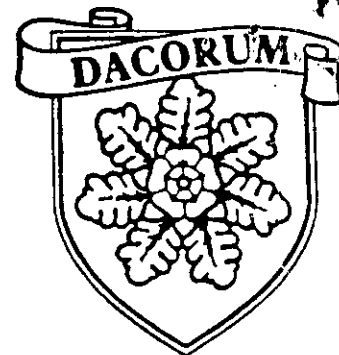
Director of Planning.

Date of Decision: 14.07.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0611/94

Date of Decision: 14.07.1994



1. Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 1987, as amended, (Class A3), this permission relates only to the use of the rooms annotated "restaurant" on Drawing No. 2094/1/C for such purposes and does not extend to any other use under this Order, including the sale of hot food takeaway and public house.

Reason:

- (a) To safeguard the residential amenity of the adjoining dwellinghouses at No.8 St Johns Road and 71 Park Road. The use of the site as a hot food take-away will be seriously prejudicial to the residential amenity of the locality by reason of noise, disturbance and parking demands.
- (b) Take-away custom is likely to generate short stay on-street parking in St Johns Road which is unsuitable for such purposes, given its existing characteristics and level of use.
- (c) For the avoidance of doubt.

2. The restaurant use hereby permitted and the use of the remainder of no. 10 St John's Road as a guest house shall only be carried on by the same person, firm, company or organisation.

Reason: To safeguard the residential amenity of the adjoining dwellinghouses at No. 8 St Johns Road and 71 Park Road and to ensure that there is always an adequate and satisfactory amount of off-street parking.

3. The restaurant shall not be open to non-residents outside the hours of 11 am to 3 pm and 5 pm to 11 pm on Mondays to Saturdays and 11 am to 3 pm and 5 pm to 10.30 pm on Sundays.

Reason:

- (a) In the interests of safeguarding the residential amenity of the locality in particular No. 8 St Johns Road and 71 Park Road.
- (b) For the avoidance of doubt.

4. The restaurant shall be permanently provided with an extraction system (with grease and carbon filters) and a system of ventilation to the satisfaction of the local planning authority.

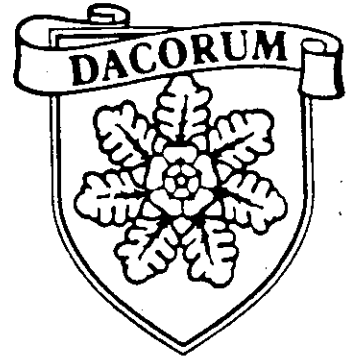
Reason:

- (a) In the interests of safeguarding the residential amenity of the locality, in particular No. 8 St Johns Road and 71 Park Road.
- (b) For the avoidance of doubt.

Continued.....

CONDITIONS APPLICABLE
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5. A total of 12 parking spaces, including two for staff use, as shown on Drawing No. 2094/1/C, shall be provided on the site at all times when any part of the premises is open for business.

Reason: To ensure that an adequate and satisfactory provision level of off-street parking facilities are available to serve the restaurant and guest house.

6. The northern boundary of the site shall be surfaced and not less than eight car parking spaces shall be provided in this area at all times when any part of the premises is open for business.

Reason: To ensure that the approved parking area is permanently provided within the site for use by customers.

7. The existing boundary fences coloured brown on Drawing No. 2094/1/C shall be permanently retained and no trees within the area hatched blue shall be removed, unless otherwise agreed by the local planning authority.

Reason: To safeguard the residential amenity of No. 8 St Johns Road and 71 Park Road.