

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/0659/86

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To

Mr J Hanlon
Penring Limited
Highlands
Gravenhurst Road
Nr Snefford, Beds.

Messrs Eric Askew and Partners
245 Watling Street
Radlett.

Submission of reserved matters - two storey
transporters' guest house/hotel.
at Land south side Watling Street/adjacent junction
Motorway M 1, Flamstead

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby give approval to the details which were reserved for subsequent approval in outline planning permission no. 4/0348/82 granted on 13 May 1983 at the above-mentioned location, in accordance with the following drawings submitted by you:

4/759/SP:001

759/5A

759/1A

+ letter dated 17.10.86

759/2A

ref. BJA/VA/LP/F759

759/3A

759/4A

Subject to compliance with the following conditions:-

1. 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.

See overleaf

The reasons for the foregoing conditions are as follows:—

1. To maintain and enhance visual amenity.
2. To maintain and enhance visual amenity.
3. To ensure satisfactory access and parking arrangements off the trunk road are provided.

Dated 27 day of November 1986

Signed



Designation CHIEF PLANNING OFFICER

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) If the Applicant is aggrieved by the decision of the local planning authority to approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

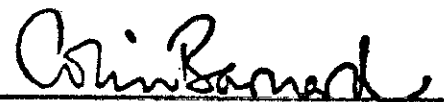
Plan No. 4/0659/86

Conditions continued:-

2. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
3. The works comprised in Phase 2 of the development hereby approved shall not be commenced before the highway authority shall have completed alternative access arrangements to the site from the junction of Watling Street and the slip roads to Motorway M.1, and the said works comprised in Phase 2 shall not be occupied until the parking and circulation facilities shown on drawing number 759.1A (plan 4/0659/86) shall have been provided and shall not be used thereafter except for the parking and circulation.

Dated 27 day of November 1986

Signed



Designation CHIEF PLANNING OFFICER