



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MASON RICHARDS PLANNING
FAO KEITH FENWICK
SEVERN HOUSE, FOUNTAIN COURT
NEW LEAZE, ALMONDSBURY
BRISTOL
BS32 4LA

Applicant:

MARSTON THOMPSON & EVERSLED PLC
C/O KEITH FENWICK
MASON RICHARDS PLANNING
SEVERN HOUSE, FOUNTAIN COURT
NEW LEAZE, ALMONDSBURY, BRISTOL
BS32 4LA

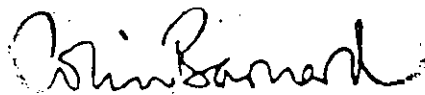
TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00718/98/RET

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

CHANGE OF USE FROM RESIDENTIAL GARDEN TO PUBLIC HOUSE BEER GARDEN (RETROSPECTIVE APPLICATION)

Your application for retention of development already carried out dated 20 April 1998 and received on 21 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 02 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00718/98/RET

Date of Decision: 02 July 1998

1. The use hereby permitted shall cease on 30 June 2000 and the land subject to this planning permission shall be reinstated as residential garden for the manager's accommodation in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority, unless planning permission shall have been granted for the continued use of the site as a beer garden.

Reason: In the interests of the amenities of nearby residential properties.

2. The existing close boarded fence shall be permanently retained along the whole length of the boundary of the application site between points 'A' and 'B' shown on Drawing No. 2 rev F for the duration of this planning permission.

Reason: In the interests of the amenities of nearby residential properties.

3. No amplified music or loudspeaker system shall be used within any part of either the land which is the subject of this planning permission or that associated with the existing rear garden of the public house which is shown hatched yellow on Drawing No.2 rev F.

Reason: In the interests of the amenities of nearby residential properties.

4. There shall be no exterior lighting installed or used within any part of the land which is subject to this planning permission without the prior written approval of the local planning authority.

Reason: In the interests of the amenities of nearby residential properties.