



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0775/96

Ladbroke Hotels Ltd
Maple Court, Central Park
Reeds Crescent
Watford
Herts WD1 1HZ

A.Bowhill & Associates
4 Leathermarket Street
London

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at Watling Street (A5)) - West of Junction 9 M1, Flamstead

ERECTION OF HOTEL RESTAURANT, CAR PARKING AND ACCESS

Your application for *full planning permission* dated 12.06.1996 and received on 13.06.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

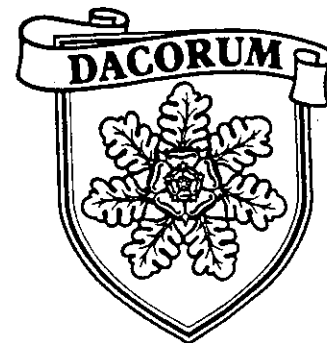
Director of Planning

Date of Decision: 26.09.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0775/96

Date of Decision: 26.09.1996



1. The development to which this permission relates shall be begun within a ~~period of five years commencing on the date of this notice.~~

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. 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.

Reason: To maintain and enhance visual amenity.

5. No works shall be commenced on site until protective fencing shall have been provided around the trees and hedges along the northern and southern boundaries of the site in accordance with details which shall first have been submitted to and approved by the local planning authority.

Reason: To ensure that the works do not affect the health and appearance of the trees and hedges.

/Contd



CONDITIONS APPLICABLE
TO APPLICATION: 4/0775/96 (Contd)

Date of Decision: 26.09.1996

6. Neither the hotel nor the restaurants shall be brought into use until arrangements for vehicle parking, circulation, loading and unloading shown on Plan No. 4/0775/96, Drawing No. 2968/16/D 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.

7. No development shall be commenced on the land to which this application relates until the works referred to in Condition 8 have been completed to the satisfaction of the local planning authority.

Reason: In the interests of highways safety.

8. The works referred to in Condition 7 shall consist of a new access and egress and associated works as indicated on the applicant's plan numbered 2968-16D.

Reason: In the interests of highways safety.

9. Fencing shall be erected adjacent to the trunk road in accordance with details which shall first have been submitted to and approved by the local planning authority.

Reason: To prevent the straying of people onto the trunk road and to maintain visual amenity.

10. The development hereby permitted shall not be occupied until works for the disposal of foul water drainage shall have been carried out in accordance with details which shall first have been submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.

11. The restaurants hereby permitted shall not be used for hot food takeaway facilities or for any other uses within Class A3 of the Town and Country Planning Use Classes Order 1987 other than a restaurant or cafe.

Reason: To ensure that the restaurants primarily serve the hotel and to minimise traffic generation.