

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0826/94

Anthony Bowhill & Associates
4 Leathermarket Street
London
SE1 3HN

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land South Side of Watling Street, adjacent to junction motorway M1, Flamstead
HOTEL AND ANCILLARY PARKING (RENEWAL)

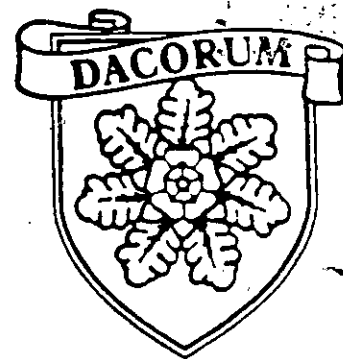
Your application for *full planning permission* dated 16.06.1994 and received on 20.06.1994 has been **GRANTED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 31.03.1995

(ENC Reasons and Notes)





REASONS FOR REFUSAL
OF APPLICATION: 4/0826/94

Date of Decision: 31.03.1995

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 development shall be commenced on the land to which this application relates until the works referred to in Condition 3 have been completed to the satisfaction of the Secretary of State for Transport.

Reason: In the interests of highways safety.

3. The works referred to in Condition 2 shall consist of a new access, egress and associated works as indicated on the applicant's plan certified and numbered 7039/1 Rev C attached hereto, subject to any modifications as the Secretary of State may wish to make.

Reason: To ensure the M1 motorway and A5 trunk road continue to serve their purpose as part of a national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of safety on that road.

4. Suitable fencing shall be erected adjacent to the trunk road to the approval of the planning authority in order to prevent the straying of people onto the A5 trunk road.

Reason: To ensure the M1 motorway and A5 trunk road continue to serve their purpose as part of a national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of safety on that road.

5. 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.

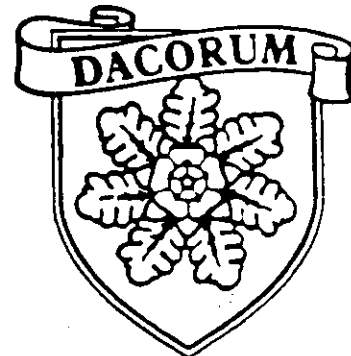
Reason: To ensure a satisfactory appearance.

6. 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. The protective fencing shall be erected in the position approved prior to any commencement of work on the site.

Reason: To maintain and enhance visual amenity.

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REASONS FOR REFUSAL
OF APPLICATION: 4/0826/94 (Cont....)

Date of Decision: 31.03.1995

7. 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.

8. The landscaping details submitted in accordance with Condition 6 hereof shall include details of fencing and planting on the western boundary of the site.

Reason: In the interests of the amenity of the locality.

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

Reason: To ensure proper drainage of the site.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on plan No. 1198/22C shall 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.

