



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

305 MANAGEMENT SERVICES
YORK HOUSE
VALLEY COURT
CANAL ROAD
BRADFORD, W YORKS
BD1 4SP

Applicant:

MARGRAM PLC
SUITE 16 & 17, CHALLENGE HOUSE
SHERWOOD DRIVE
BLETCHLEY
MILTON KEYNES
MK3 6DP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00844/98/ROC

MARGRAM SERVICE STATION, STONEY LANE, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP1 2SB
RENEWAL OF EXISTING CONSENT FOR 40NO BEDROOM HOTEL

Your application for removal of a condition on a previous permission dated 05 May 1998 and received on 15 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00844/98/ROC

Date of Decision: 23 June 1998

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Details submitted in accordance with Condition 1 above shall include:

- (i) a survey of the site including levels, natural features and hedges;**
- (ii) parking areas;**
- (iii) boundary treatment and landscaping;**
- (iv) construction of drains and sewers.**

Reason: To ensure satisfactory development.

5. The buildings constructed on the site shall not exceed two storeys in height when measured from finished ground levels.

Reason: To maintain and enhance visual amenity and protect the openness of the Metropolitan Green Belt.

6. This permission is granted for a total of no more than 40 bedrooms.

Reason: For the avoidance of doubt.

7. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.