

Town Planning

Ref. No. 4/0913/88

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Hilton International Mr. N. Adams

..... Millbuck House Eric Askew and Partners

..... Clarendon Road 245 Watling Street

..... Watford WD1 1DN Radlett

..... Herts. WD7 7AL

..... Hotel, and ancillary parking accommodation

..... at Land south side Watling Street/west of

..... junction motorway M1, 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 permit the development proposed by you in your application dated 3 May 1988

and received with sufficient particulars on 16 May 1988

and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of .. 5 ... years commencing on the date of this notice.
- (2) The works comprised in Phase 2 of the development hereby permitted shall not be commenced until:—
 - (a) the highway authority shall have completed alternative access arrangements to the site from the junction of Watling Street and the slip roads to Motorway M1;

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The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) To ensure satisfactory design and appearance and satisfactory access and parking arrangements off the trunk road.
- (3) In the interests of highway safety.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) To ensure proper drainage of the site.
- (7) In the interests of highway safety.
- (8) To ensure a satisfactory appearance.
- (9) In the interests of the amenity of the locality.
- (10) In the interests of highway safety to limit turning movements from the trunk road.

Dated.....day of.....19.....

Signed.....

Designation

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 refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

- (b) detailed plans of the design, siting and external appearance of the two storey 12 bedroom extensions of the building hereby permitted shall have been submitted to and approved by the local planning authority;

and the said works shall not be occupied until the 20 parking spaces shown on Drawing No. 1198/22A (Plan Ref. 4/0913/88) marked "future parking spaces" shall have been provided and they shall not be used for any purpose thereafter other than the parking of vehicles, but nothing in this condition shall preclude the construction of the said alternative access arrangements without the construction of the said extension.

- (3) No other part of the development hereby permitted shall be carried out until the access arrangements shown on Drawing No. 1198/22A (Plan Ref. 4/0913/88) and the provision of a deceleration lane, right-hand turning lane and visibility sight lines as referred to in Condition (7) hereof shall have been provided to serve Phase 1 of the said development and the said access shall be closed simultaneously with the first use of the alternative access arrangements referred to in Condition (2) hereof.
- (4) 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.
- (5) 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.
- (6) 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.

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- (7) The access arrangements referred to in Condition 3 hereof shall include the provisions of visibility sight lines measuring 4.5 m x 125 m in both directions within which there shall be no obstruction more than 600 mm above carriageway level.
- (8) The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
- (9) The landscaping details submitted in accordance with Condition 4 hereof shall include details of fencing and planting on the western boundary of the site.
- (10) At the same time as either of the accesses referred to in Condition 3 hereof are first brought into use, the existing access at the north-western corner of the site (i.e. that part of the application site coloured red and lying outside the area delineated by a solid black line on Drawing No. 1198/27 (Plan Ref. 4/0913/88) shall be stopped-up and cease to be used for access to the site.

Date 11 August 1988

Signed



Designation

Chief Planning Officer