

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0940/94

Texaco Ltd  
1 Westferry Circus  
Canary Wharf  
London  
E14 4HA

Nash & Partners Ltd  
Station Approach  
Southgate  
Chichester  
West Sussex  
PO19 2GA

DEVELOPMENT ADDRESS AND DESCRIPTION

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Star Cupid Green, Texaco Filling Station, Redbourn Road, Hemel Hempstead

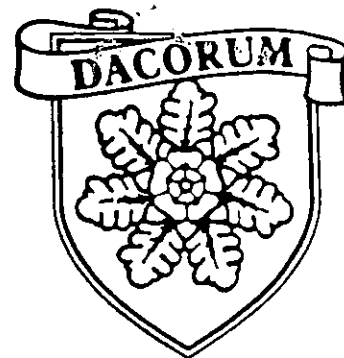
USE OF PART SHOP FOR A3 PURPOSES (SALE OF HOT FOOD)

Your application for *full planning permission* dated 05.07.1994 and received on 14.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0940/94

Date of Decision: 07.09.1994

1. This permission is granted for a limited period only expiring on 31 December 1997. At the expiration of this period the use shall be discontinued, unless approval is given for the continuation of the use by the local planning authority.

Reason: The site adjoins residential properties. Due to the closeness of the use to dwellinghouses, the local planning authority must ensure that the use of the premises, as approved, is not detrimental to nearby dwelling houses, in particular Nos 1 and 2 Claydale Cottages. The local planning authority will over the permitted period be able to fully monitor whether any environmental problems have arisen as a consequence of use and if the other conditions imposed are adequate, in respect of noise, disturbance and smell nuisance.

2. The use hereby permitted shall not be open for trade except between the hours of 0730 and 2300 Mondays to Saturdays and 0900 and 2300 on Sundays.

Reason: To safeguard the residential amenity of the locality.

3. The use hereby permitted shall not be commenced until a scheme for ventilation and extraction of the premises shall have been submitted to and approved by the local planning authority, the approved scheme shall be installed prior to the use being commenced and thereafter shall be permanently retained.

Reason: To safeguard the residential amenity of the locality.

4. Parking spaces 1 - 6 inclusively shown hatched yellow on Drawing Nos 8036/SL-3 shall be always available for use of the development hereby permitted.

Reason: To ensure that there is adequate provision for parking within the curtilage of the site, in accordance with the letter received from the agent dated 25 August 1994.