



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR G J SCOTT
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

Applicant:
MR G GADSTON
12 GADE VALLEY COTTAGES
GREAT GADDESSEN
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00971/97/FUL

COCK & BOTTLE, GREAT GADDESSEN, HEMEL HEMPSTEAD, HERTS, HP1
3BU
CONVERSION OF FUNCTION ROOM TO SIX BEDROOMS. ANCILLARY TO
PUBLIC HOUSE (REVISED APPLICATION)

Your application for full planning permission dated 13 June 1997 and received on 16 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00971/97/FUL

Date of Decision: 16 October 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. The rooflight hereby permitted shall be a Velux GVA or Conservation Rooflight with a flush fitting to the roof pitch and with a central glazing bar.

Reason: In the interests of the visual amenities of the Conservation Area.

4. The casements to the windows hereby permitted shall be painted.

Reason: In the interests of the visual amenities of the Conservation Area.

5. The development hereby permitted shall be used only for purposes ancillary to the use of the whole of the premises shown on the approved site plan as a public house and hotel/inn.

Reason: The use of the function room for purposes unrelated to the existing use of the premises would be contrary to the adopted policies of the local planning authority for the control of development in the rural area.