

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0990/95

Mr S Elcock
The Bell Public House
79 High Street
Bovingdon
Herts

D R Gough
134 Eskdale Avenue
Chesham
Bucks
HP5 3BD

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Bell Public House, 79 High Street, Bovingdon

TWO STOREY REAR EXTENSION AND FORMATION OF CAR PARK (RESUBMISSION)

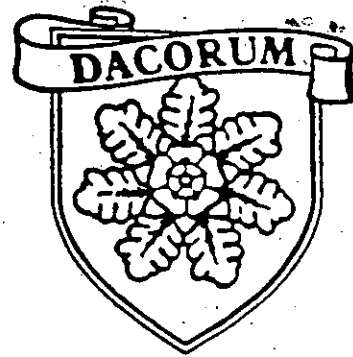
Your application for *full planning permission* dated 01.08.1995 and received on 02.08.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.09.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0990/95

Date of Decision: 28.09.1995

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 work shall be started on the extension, alterations, car park or boundary wall hereby permitted until samples of the roofing tiles, brick type for the walls and surfacing material for the car park and access shall have been submitted to and approved by the local planning authority, and the respective parts of the development shall be carried out in the materials so approved.

Reason: In the interests of the Listed Building and Bovington Conservation Area and for the avoidance of doubt.

3. The walls of the extension hereby permitted shall be finished in accordance with the details shown on the approved plans.

Reason: In the interests of safeguarding the residential amenity of adjoining dwellings and for the avoidance of doubt.

4. No work shall be started on the extension hereby permitted until full details of the windows and doors shall have been submitted to and approved by the local planning authority and the development shall be carried out fully in accordance with the details so approved.

Reason: In the interests of the Listed Building and Bovington Conservation Area and for the avoidance of doubt.

5. No part of the extension shall be brought into use until the access facility, parking and turning arrangements shown on Drawing No. 205/05 Rev. C shall have been provided fully in accordance with these details and thereafter the disabled parking space, restaurant parking spaces (Nos 1- 10), and turning space shall not be used thereafter for any purpose other than for the purpose so approved.

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

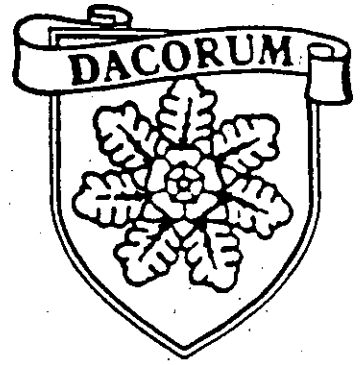
Reason: (b) To ensure that vehicles may enter and leave the site in forward gear.

Reason: (c) In the interests of Bovington Conservation Area

Reason: (d) For the avoidance of doubt.

Reason: (e) In the interests of highways safety.





CONDITIONS APPLICABLE
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6. There shall be no parking of vehicles at any time within the areas marked yellow on Drawing No. 205/05C and a scheme for signage which shall be displayed before the first use of the extension and thereafter permanently retained shall be submitted to and approved by the local planning authority.

Reason: (a) To ensure ingress and exit to the approved parking facility at all times, in the interests of highway safety, the Bovingdon Conservation Area and the setting of the Listed Building.

Reason: (b) In the interests of highways safety.

Reason: (c) For the avoidance of doubt.

7. Before the car park subject to condition 5 is first brought into use the boundary wall shown on Drawing No 205/05 Rev C shall be provided between points '1' and '2' and the retaining wall formed fully in accordance with the layout and sectional details, and thereafter the car park and respective walls shall be retained at all times fully in accordance with the approved details.

Reason: (a) In the interest of safeguarding the residential amenity of nearby dwellings at all times.

Reason: (b) For the avoidance of doubt.

8. The car park shall not be brought into use until full details of the exterior lighting of this area shall have been submitted to and approved by the local planning authority, including measures to minimise the effects of spill and glare outside the curtilage of the car park, and the approved scheme shall be retained at all times thereafter and not varied unless otherwise agreed by the local planning authority.

Reason: (a) In the interests of safeguarding the residential amenity of nearby dwellings at all times.

Reason: (b) In the interests of the setting of the Listed Building and Bovingdon Conservation Area.

Reason: (c) In the interests of crime prevention.

Reason: (d) For the avoidance of doubt.

9. The existing trees and hedges shown to be retained on Drawing No 205/05C shall be protected during the construction of the extension and car park to the satisfaction of the local planning authority.

Reason: In the interests of safeguarding the residential amenity of nearby dwellings, the setting of the Listed Building and Bovingdon Conservation Area.

