

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1038/92

Ian Bowden
48 High Street
Markyate
Herts

Neil Munro
Neil Munro Associates
28A Guildford St
Luton
LU1 2NR

DEVELOPMENT ADDRESS AND DESCRIPTION
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121 High Street, Markyate,

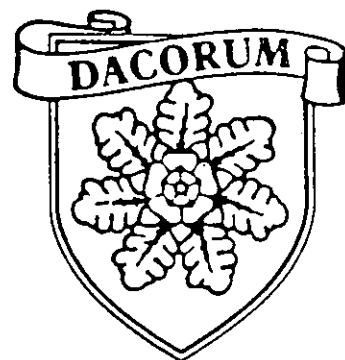
CHANGE OF USE FROM ESTATE AGENTS TO RESTAURANT

Your application for *full planning permission* dated 27.07.1992 and received on 13.08.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.09.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1038/92

Date of Decision: 21.09.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. Before the use hereby permitted is commenced, three parking spaces shall be laid out on the site for the parking of staff cars in accordance with the approved plans, and these spaces shall not thereafter be used for any other purpose.
3. The use hereby permitted shall extend to the ground floor of the property only.
4. Before the use hereby permitted is commenced a scheme for ventilating the premises, including the provision of extraction and filtration of cooking fumes, shall be submitted to and approved by the local planning authority. Such scheme as may be approved shall be implemented prior to the use hereby permitted being commenced.
5. Development shall not begin until a scheme for protecting the existing first floor residential flat and adjoining residential property from noise from the proposed ground floor restaurant has been submitted to and approved by the local planning authority and all works which form part of the scheme shall be completed before the permitted use is commenced.
6. This planning permission shall extend solely to the sale of food to be consumed on the premises.
7. The premises shall not open outside the hours of 0800-2300 Mondays to Saturdays inclusive and 1200-1500 and 1800-2300 on Sundays.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
3. For the avoidance of doubt.
4. To safeguard the residential amenity of the area.
5. To ensure an adequate standard of sound attenuation.
6. In the opinion of the local planning authority the site is unsuitable for the accommodation of take-away facilities.
7. To safeguard the amenities of nearby residential properties.