



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

LANGLEY PROPERTIES  
SUITE E  
70 HIGH STREET  
HARPENDEN  
HERTS  
AL5 2SP

Applicant:  
MRS S DONALDSON  
THE CROFT  
COMMON LANE  
KINGS LANGLEY  
HERTS  
WD4 8BL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01134/98/FUL

**39-39A, HIGH STREET, KINGS LANGLEY, HERTS**  
CHANGE OF USE FROM RETAIL SHOP AND BANK TO A3 RESTAURANT

Your application for full planning permission dated 30 June 1998 and received on 01 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 09 December 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01134/98/FUL**

Date of Decision: 09 December 1998

**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. The premises shall only be used as a restaurant and not for the sale of food for consumption off the premises.**

Reason: In the interests of residential amenity and to avoid parking problems in the vicinity of the premises.

**3. The use hereby permitted shall not be commenced until there has been submitted to and approved by the local planning authority a scheme for ventilation of the premises, including the extraction and filtration of cooking fumes; and before any refrigeration or air conditioning equipment is used on the premises, it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of structure borne sound in accordance with the scheme to be submitted to and approved by the local planning authority. The schemes referred to in this condition shall be carried out as approved prior to the commencement of the use hereby permitted.**

Reason: In the interests of the amenity of adjoining residents.

**4. The level of noise emitted from the site shall not exceed LAeq 5 mins 52dB (with a background level not exceeding 45dB(A) L90) between 5.00 pm and 11.30 pm on Mondays to Saturdays and between 12.00 noon and 9.30 pm on Sundays, Bank Holidays and Public Holidays, as measured on the boundary of the site at the location notated "C" on the approved plan. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.**

Reason: In the interests of the amenity of adjoining residents.

**5. The premises shall only be open to customers between 8.00 am and 11.30 pm on Mondays to Saturdays, and between 12.00 noon and 9.30 pm on Sundays, Bank Holidays and Public Holidays.**

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.