



PLANNING

Mr Z Iqbal
c/o A.P.S
123 Lawn Lane
Hemel Hempstead
HERTS

Applicant:
Mrs Z Akhter
c/o A.P.S
123 Lawn Lane
Hemel Hempstead
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01157/96/FUL
CHANGE OF USE TO A3 TAKEAWAY, SINGLE STOREY REAR EXTENSION AND
FUME EXTRACTION DUCT/PLANT (REVISED SCHEME)
121 LAWN LANE HEMEL HEMPSTEAD HERTS**

Your application for full planning permission dated 9 September 1996 and received on 11 September 1996 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 14 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01157/96/FUL

Date of Decision: 14 July 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. The use hereby permitted shall not be commenced until a fume extraction system (including provision for the housing and access system for the incorporation of carbon filters) shall have been installed fully in accordance with the details shown on Plan No. 4/1157/96FL received on 1 May 1997 and with the details set out in the letter from Chapman Ventilation received on 1 May 1997.

Reason: To safeguard the residential amenity of the locality, in particular 7 Seaton Road and 119 Lawn Lane.

3. The premises shall only be open to customers between 12.00 noon and 11.00 pm on Mondays to Saturdays and between 12.00 noon and 10.30 pm on Sundays and Public Holidays. The ground floor premises at Nos. 123 and 125 Lawn Lane shall not be open to customers after 6 pm on any day, unless otherwise agreed in writing by the local planning authority.

Reasons: To safeguard the residential amenity of the locality, in particular 7 Seaton Road and 119 Lawn Lane, and to accord with the details shown on the approved plans in the interests of providing off street parking.

4. There shall be no open storage within any area coloured yellow on Plan No. 4/1157/96 FUL.

Reason: To safeguard the residential and visual amenity of the area..

5. The areas coloured green and dotted on Plan No.4/1157/96FUL shall only be used for vehicle parking.

Reason: In the interests of providing of street parking.

6. The building hatched orange on Plan No.4/1157/96 shall only be used for vehicle parking.

Reason: In the interests of providing off street parking.

CONDITIONS APPLICABLE TO APPLICATION: 4/01157/96/FUL

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7. The residential accommodation above 121 Lawn Lane shall at all times only be used in conjunction with the use subject to this permission and not as a self contained dwelling.

Reason: In the interests of residential amenity and to ensure that there is adequate off street parking.

8. Before the fume extraction system subject to condition 2 is first brought into use, the pipework and ducting shall be painted in accordance with the details shown on Plan No. 4/1157/96 FUL; thereafter the pipework and ducting shall be maintained in accordance with these details.

Reason: In the interests of the visual amenity of the area.

9. The extension hereby permitted shall be finished in accordance with the details shown on Drawing No. 4/1157/96 FUL.

Reason: In the interests of the visual amenity of the area.

10. There shall be no exterior lighting of the premises, except in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: To safeguard the residential amenity of the locality, in particular 7 Seaton Road and 119 Lawn Lane, and to safeguard the visual amenity of the area.

11. The front entrance door of No.121 Lawn Lane shall be provided with full disabled access.

Reason: To enable disabled access to 121 Lawn Lane.