



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

Applicant:
M C ALFONSO
HOTEL RISTORANTE ALFONSO
10 ST. JOHNS ROAD
HEMEL HEMPSTEAD
HERTS
HP1 1JR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01189/98/FHA

HOTEL RISTORANTE ALFONSO, 10 ST. JOHNS ROAD, HEMEL HEMPSTEAD,
HERTS, HP1 1JR
REMOVAL OF CONDITION 1 OF PLANNING PERMISSION 4/0611/94 (USE OF
GROUND FLOOR AS RESTAURANT), SINGLE STOREY REAR EXTENSION AND
ALTERATIONS.

Your application for full planning permission (householder) dated 06 July 1998 and
received on 09 July 1998 has been **GRANTED**, subject to any conditions set out
overleaf.

Director of Planning

Date of Decision: 02 December 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01189/98/FHA

Date of Decision: 02 December 1998

1. The extension 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 dining area hatched yellow on Drawing No. Wren/NAJ/058/98 shall not be used as a restaurant after 31 December 1999 unless otherwise agreed in writing by the local planning authority.

Reason: To enable the local planning authority to review the use of this part of the building as a restaurant, in the interests of the impact on the residential amenity of 8 St Johns Road and 71 Park Road.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, this planning permission does not extend to the use of any part of the ground floor of the building for purposes other than as a restaurant .

Reason: To safeguard the residential amenity of the adjoining dwellinghouses at 8 St Johns Road and 71 Park Road.

4. The roof slates to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building. The walls of the extension shall match in colour and texture those of the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

5. Notwithstanding the details shown on Drawing No. Wren/NAJ/058/980, the threshold of the double doors to the reception area of the extension hereby permitted shall be constructed flush with the external ground level.

Reason: To facilitate disabled access.

6. Any external lighting shall only be installed in accordance with details which previously shall have been submitted to and approved in writing by the local planning authority, and the use of the site shall only be carried on in accordance with conditions 2 to 7 inclusive of planning permission 4/0611/94 dated 14 July 1994.

Reason: In the interests of safeguarding the residential amenity of 8 St Johns Road and 71 Park Road, to ensure the provision of adequate off street parking and for the avoidance of doubt.