



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B MAJOR
113A NORTH VIEW ROAD
LONDON
N8 7LR

Applicant:

BP OIL LTD
WITON GATE HOUSE
WITON GATE
CENTRAL MILTON KEYNES
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01207/97/FUL

THE THREE HORSESHOES SERVICE STATION, LEVERSTOCK GREEN ROAD,
HEMEL HEMPSTEAD, HERTFORDSHIRE, HP3 8QE
SHOP EXTENSION, ROOF ADDED TO CARWASH AND PEDESTRIAN ACCESS
OPENED

Your application for full planning permission dated 24 July 1997 and received on 28 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01207/97/FUL

Date of Decision: 25 September 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 sales area within the building hereby permitted shall not be used for the sale of any item other than those falling within the following descriptions:

(a) motorist's sundries, including road maps, anoraks, gloves, car polishes, oil, petrol additives, anti-freeze and de-icer;

(b) motor vehicle's minor repairs and maintenance parts, including fan belts, light bulbs, wiper blades, points, spark plugs and petrol tank caps;

(c) groceries, frozen and chilled convenience food, dog food, snacks and crisps, milk, hot drinks, soft drinks, confectionary and ice cream;

(d) newspapers and magazines, greetings cards, wrapping paper, stamps, books, audio and video cassettes, tobacco, cigars and cigarettes;

(e) pharmaceutical products, deodorants, soaps, condoms, films, torches and small batteries;

(f) plants, soft toys, coal, logs and barbecue accessories such as charcoal and lighting fluid.

Reason: For avoidance of doubt.

3. The development hereby permitted shall be open only between the hours of 07.00 to 23.00 Monday to Saturday inclusive and between 08.00 and 22.30 on Sundays, Bank Holidays or other public holidays.

Reason: In the interests of safeguarding the amenities of nearby residential properties.

4. The materials 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.

Reason: To ensure a satisfactory appearance to the development.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping for the area coloured green on Drawing no. 1300730A which shall include details of numbers, species, plant sizes and proposed planting location of all new trees and shrubs.

Reason: To ensure a satisfactory development.

6. All planting seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are remove or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To ensure a satisfactory development.



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR D CLARKE
47 GRAVEL LANE
HEMEL HEMPSTEAD
HERTS
HP1 1SA

Applicant:
MR N HOOD
THREE HORSESHOES
PUDDS CROSS
BOVINGDON
HERTS,
HP3 0NJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01208/97/FHA

THE THREE HORSESHOES, LEYHILL ROAD, BOVINGDON, HEMEL
HEMPSTEAD, HERTS, HP3 0NJ
TWO STOREY EXTENSION

Your application for full planning permission (householder) dated 23 July 1997 and received on 28 July 1997 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 25 September 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01208/97/FHA

Date of Decision: 25 September 1997

. The application site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing dwellinghouses. The proposed extension would increase the bulk and mass of the building, and would be detrimental to the open character of this rural Green Belt area. The extension, together with the previously approved extension, would amount to a disproportionate addition over the size of the original dwellinghouse. For the above reasons, the proposal is contrary to Policy 20 of the Dacorum Borough Local Plan and national advice contained in Department of the Environment Planning Policy Guidance Note No. 2 Green Belts.