

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



BOYER PLANNING  
49 NORTH HILL  
COLCHESTER  
ESSEX  
CO1 1PY

MARGRAM-HOLDINGS  
SUITE 5 CHALLENGE HOUSE  
SHERWOOD DRIVE  
BLETCHLEY  
BUCKS  
MK3 6DP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01208/00/OUT

**BOURNE END SERVICE STATION, STONEY LANE, HEMEL HEMPSTEAD,  
HERTFORDSHIRE, HP1 2SB**  
EXTENSION TO EXISTING HOTEL WITH RELATED CAR PARKING,  
RELOCATION OF BALANCING POND AND PROVISION OF LANDSCAPED AREA

Your application for outline planning permission dated 27 June 2000 and received on 29 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Daniel Noble*

Development Control Manager

Date of Decision: 14 November 2000

## **CONDITIONS APPLICABLE TO APPLICATION: 4/01208/00/OUT**

Date of Decision: 14 November 2000

**1. Approval of the details of the siting, design and external appearance of the extension, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**4. Details submitted in accordance with Condition 1 shall include:**

- (a) a survey of the site including all existing levels, all trees and hedges;**
- (b) all proposed levels;**
- (c) parking, turning/circulation areas, disabled, fire and service access, loading, unloading, lorry parking and access roads;**
- (d) boundary treatment and all associated hard landscaping;**
- (e) surface water and foul site drainage;**
- (f) exterior lighting including modifications to the existing within the site and the land edged blue;**
- (g) a sound insulation scheme;**

**(h) a landscape management plan.**

**All the matters specified above, where appropriate, shall be provided fully in accordance with the approved details before the first use of any part of the development hereby permitted unless otherwise agreed in writing by the local planning authority. Thereafter all details shall be retained at all times unless otherwise agreed in writing by the the local planning authority.**

Reason: In the interests of the character, appearance and setting of the site within the open countryside of the Landscape Development Area and the Green Belt, to provide the provision of acceptable accesses and parking, in the interests of highway safety, in the interests of amenity and crime prevention, to prevent pollution of the water environment and to safeguard the local environment.

**5. The ridge level of the extension hereby permitted shall not exceed 9.8 m above ground level and shall be not less than 2.6 m below the ridge level of the roof of the existing hotel as shown on Drawing No. 900101/302 C, unless otherwise agreed in writing by the local planning authority, and the extension shall be so designed and constructed as to ensure that at all times there shall not be more than a total of 100 bedrooms provided within the areas edged red and blue on Drawing No. 300101/300 C.**

Reason: In the interests of the appearance of the development in relation to the open countryside of the Landscape Development Area and Green Belt and highway safety.

**6. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the local planning authority before the commencement of the development.**

Reason: To prevent the increase of flooding and to improve water quality.

**7. The construction of the the drainage system shall be carried out in accordance with details which shall have been submitted to and approved in writing by the local planning before the development is commenced.**

Reason: To prevent pollution of the water environment.

**8. If within a period of five years from the date of the planting of any tree or hedge that tree or hedge, or any tree or hedge planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or hedge (where appropriate) as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.**

Reason: In the long term interests of the appearance of the Green Belt and Landscape Development Area.

**10. No work shall be started on any part or parts of the development hereby permitted until either:**

(a) there has been submitted to the local planning authority in respect of that part or parts of the development evidence that:

(i) there is no contamination of the land or groundwater or presence of landfill gas in the land comprising that part or parts to be developed;

and

(ii) there is no likelihood that such contamination will occur of the land comprising that part or parts of the development as a result of development of other part or parts of the land the subject of this permission;

and the local planning authority have confirmed in writing that such evidence as submitted is acceptable;

OR

(b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/or groundwater and/or presence of landfill gas in the land comprising the part or parts of the development and the means by which such contamination and/or gases are to be controlled or removed;

and no part or parts of the development shall be carried out other than in accordance with the approved plans.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

11. The development hereby permitted shall not be carried out and this permission shall become of no effect if the following permissions are implemented in full or part:

(a) outline planning permission 4/01545/99/OUT for the extension to the hotel in order to form a replacement restaurant and car park;

(b) outline planning permission 4/0844/98 granted for a 40 bedroom hotel.

Reason: In order to restrict inappropriate development in the Green Belt.

**NOTE:**

The following policies of the development plan are relevant to this decision:

**Hertfordshire Structure Plan Review 1991 - 2011**

Policies 1, 2, 5, 6, 22, 25, 27, 29, 34, 39, 41, 44 and 57

## **Dacorum Borough Local Plan**

### **Part 3 General Proposals**

Policies 3, 8, 9, 10, 46, 47, 48, 49, 50, 51, 52, 53, 54, 59, 85, 89, 92, 95, 96, 102 and T19

### **Part 5 Environmental Guidelines**

Sections 1, 2, 3(vi), 4, 5, 6, 7 and 15

## **Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**

### **Part 3 General Proposals**

Policies 3, 9, 10, 11, 12, 50, 51, 52, 53, 54, 55, 57, 59, 64, 95, 98, 101, 102 and 107

Note: See the Council's Statement of Response: T16, Changes 103 and 120

### **Part 5 Environmental Guidelines**

Sections 1, 2, 3(vi), 4, 5, 6, 7, 15, 16 and 17

## **INFORMATIVES:**

(a) This decision is based on the design principles established by Drawing Nos. 900101/302C, 301C and 300 C. The design shown on these drawings (incorporating a main lower ridge level, a connecting element, an inverted 'L' shape footprint, a hipped roof at the south-eastern end and the broken effect of the gable features) represents an acceptable way of accommodating the extension/expansion of the hotel at the site. This approach contrasts strongly with that shown on the previously submitted plans forwarded to the local planning authority for informal comment before the submission of this application.

(b) In the interests of the appearance of the development within the Landscape Development Area and the Green Belt it will be necessary to provide a wider strip of planting between the proposed parking area and Stoney Lane. This will require the relocation of the 6 parking spaces adjoining the delivery turning area.