

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BOYER PLANNING
49 NORTH HILL
COLCHESTER
ESSEX
CO1 1PY

MARGRAM HOLDINGS AND GRANADA
C/O BOYER PLANNING
49 NORTH HILL
COLCHESTER
ESSEX
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01209/00/FUL

**BOURNE END SERVICE STATION, STONEY LANE, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP1 2SB**
LITTLE CHEF RESTAURANT WITH ASSOCIATED CAR PARKING AND
LANDSCAPING (RESUBMISSION)

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

David Noble

Development Control Manager

Date of Decision: 14 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01209/00/FUL

Date of Decision: 14 November 2000

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. No development shall take place until samples of the materials to be used on the external walls and roofs shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

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

3. No development shall take place until details of the materials to be used on the surfaces of the parking area shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

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

4. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

5. 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 of the same species and size 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 interests of the appearance of the development in relation to the Landscape Development Area and the Green Belt.

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 submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: To prevent pollution of the water environment.

8. Notwithstanding the information shown on Drawing No. LCBE 15 Rev I, this permission does not relate to the approval of any of the levels shown on this drawing, and before any development is commenced details of the precise height of the building and the ground level of the associated parking area in relation to the existing restaurant shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the levels approved under this condition.

Reason: In the interests of the appearance of the development in relation to the existing development, the Landscape Development Area and the Green Belt. It is important that an acceptable visual relationship is established between the development and the existing restaurant building.

9. Before the building hereby permitted is first brought into use, a scheme indicating the provision to be made for disabled people to gain access to all parts of the building shall have been submitted to and approved by the local planning authority. The approved scheme shall be implemented before the development hereby permitted is brought into use and thereafter its provisions shall be retained at all times.

Reason: To ensure that there is disabled access to the building.

10. Details of the refuse area and the fence on the eastern boundary of the site referred to on Drawing LCBE 15 Rev I shall be submitted to and approved in writing by the local planning authority before the commencement of the development and these details shall be provided as approved before the building is brought into use. Thereafter the approved details shall be retained at all times.

Reason: In the interests of the appearance of the development in relation to the Landscape Development Area.

11. The building shall not be brought into use 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. The approved scheme shall be carried out prior to the commencement of the use hereby permitted.

Reason: In the interests of the amenity.

12. 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.

13. Details of any exterior lighting of the building, the car park and the land edged blue on Drawing No. LCBE 15 Rev I shall be submitted to and approved in writing by the local planning authority. The exterior lighting shall be installed fully in accordance with the approved details and thereafter there shall be no changes to the approved details unless agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the local environment, highway safety and crime prevention.

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 47.

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(vii), 4, 5, 6, 7 and 15

Dacorum Borough Local Plan 1991-2011 Deposit Draft**Part 3 General Proposals**

Policies 1, 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(vii), 4, 5, 6, 7, 15, 16 and 17

INFORMATIVE:

Eastern Electricity advise that in order to facilitate the development it may be necessary to divert apparatus. The Local Network Planner can be contacted on 08701 962412.