

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1299/94

Mirage Leisure Ltd
Riverside House
Bridge Street
Stourport on Severn
Worcs

Roger Etchells & Co
93 Allison Street
Digbeth
Birmingham
B5 5TH

DEVELOPMENT ADDRESS AND DESCRIPTION

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131 Marlowes, Hemel Hempstead, Herts

CHANGE OF USE OF SHOP TO AMUSEMENT CENTRE

Your application for *full planning permission* dated 04.10.1994 and received on 06.10.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 30.11.1994

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/1299/94

Date of Decision: 30.11.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The premises shall not be open for trade outside the hours of 09.00 hours and 20.00 hours each day.

Reason: To permanently safeguard the residential amenity of the locality, taking into account the closeness of existing residential units to No. 131 Marlowes and the advice of Annex C of PPG6 the local planning authority is not satisfied that due to the closeness of the unit to the residential accommodation, a later opening time is appropriate.

3. The development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 25 July 1994 for change of use of shop (A1) to Restaurant (A3) at 131 Marlowes, Hemel Hempstead (Ref: 4/0729/94) is at any time implemented.

Reason: For the avoidance of doubt.

4. The front double doors serving the use hereby permitted, as shown in orange on Drawing No. 1393/2 Revision A, shall be installed prior the use is first commenced and these self-closing doors as referred to by the letter received on 18 November 1994 shall be thereafter permanently retained.

Reason: To permanently safeguard the residential and general amenity of the locality and for the avoidance of doubt.

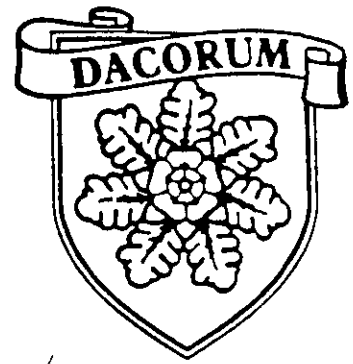
5. Prior to the use hereby permitted being commenced at the site the ceiling of No. 131 Marlowes immediately below the floor of the residential accommodation above and adjoining the application site shall be subject to the installation of sound insulated ceilings fully in accordance with the details referred to specification 'A' attached to the approved plans and by the letter dated 23 November 1994 from the Building Design Group and the approved scheme shall be thereafter permanently retained.

Reason: To permanently safeguard the residential amenity of nearby residential properties by preventing sound transmission.

6. Prior to the use hereby permitted being commenced at the site all the walls of No. 131 Marlowes shall be subject to the installation of sound insulation quilts between the walls and wallboarding separating No. 131 from the adjoining units, in accordance with the details shown by Plan NO. 1 reviewed on 18 November 1994 and the approved scheme shall thereafter be permanently retained.

Reason: To permanently safeguard the amenity of the adjoining units.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/1299/94

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7. Prior to the use hereby permitted being commenced details of the rear fire door shall be submitted to and approved by the local planning authority and this door, the bollards and painted tarmacadam area shown on Drawing No. 1393/2 Revision A shall be provided thereafter permanently retained with the tarmacadam area at all times excluded from vehicle parking.

Reason: For the avoidance of doubt and in order to accord with the letter dated 23 November 1994 from the Building Design Group.

8. There shall be no loud speakers installed without the prior approval of the local planning authority.

Reason: (a) To permanently safeguard the residential amenity of the locality

(b) For the avoidance of doubt.