

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1439/92

Mr D Collier
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Div Greenalls Management Ltd
PO Box 27
Loushers Lane
Warrington
Cheshire
WA4 GRQ

C W Turner
Ika Project Management & Design
6 Stanley Gardens
London
W3 75Z

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Red Lion Public House, Water End, Hemel Hempstead

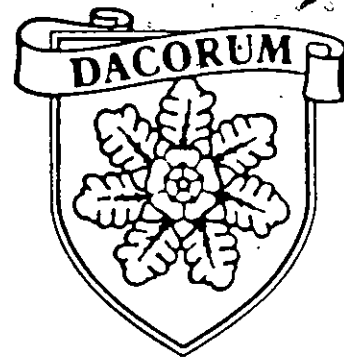
PARTIAL DEMOLITION, EXTENSIONS, NEW ACCESS AND ALTERATIONS TO PARKING AREA

Your application for *full planning permission* dated 06.11.1992 and received on 10.11.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.01.1993

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/1439/92

Date of Decision: 28.01.1993

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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed 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.

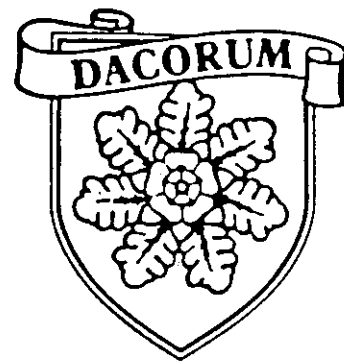
Reason: To maintain and enhance visual amenity.

5. The development shall not be brought into use until the proposed access/crossover has been constructed and the existing access has been closed, and footway/verge has been reinstated to the current specification of Hertfordshire County Council and the local planning authority's satisfaction.

Reason: In the interests of highways safety.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1439/92

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6. Concurrent with the construction of the access, visibility splays of 4.5 m x 90 m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

7. The access width shall be a minimum of 5.5 m wide for the first 15 m of the access road from the Leighton Buzzard Road, and the kerb radii shall be 10 m which shall include a pram crossing.

Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians and disabled people.

8. The paving, car parking and all forms of hard landscaping shall be carried out in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure a satisfactory appearance.

9. All paving, car parking and hard landscaping shall be carried out prior to occupation of the development.

Reason: To ensure a satisfactory appearance.

10. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992 or any amendment thereto there shall be no advertisements displayed on the site or buildings without the prior express consent of the local planning authority.

Reason: In the interests of public safety and visual amenity.

11. The frontage boundary wall and the enclosure surrounding the service yard shall be built prior to occupation of the development.

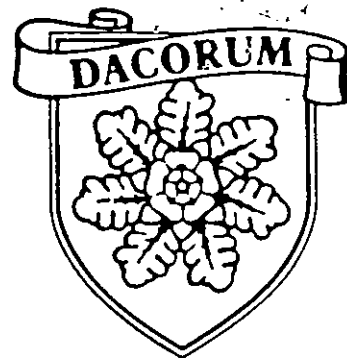
Reason: To ensure a satisfactory appearance.

12. Before development is commenced full details of drainage of the car parking area shall be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.

13. Before the development is occupied a schedule of the proposed methods for dealing with the sewerage of the site shall be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.



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14. Before development is commenced, full details of any external lighting either within the site or fixed to the building shall be submitted to and approved by the local planning authority, and only external lighting which forms part of an approved scheme shall be installed at the site. Any external lighting so installed shall only be operated between 3.00 pm and midnight unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of amenity.

15. No children's play furniture shall be provided within the site without the express written permission of the local planning authority.

Reason: To ensure a satisfactory appearance.

16. No bunting or electronic displays or any similar form of decoration or display shall be placed or used within the site without the express written permission of the local planning authority.

Reason: To ensure a satisfactory appearance.