



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CHAPMAN WARREN
FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
WILTS
SN4 9JX

Applicant:

BASS TAVERNS LTD
HAGLEY HOUSE
83 HAGLEY ROAD
EDGBASTON BIRMINGHAM
WEST MIDLANDS
B16 8QG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01486/98/FUL

**WEST OF JCT 9 (M1), ADJ., WATLING STREET, FLAMSTEAD, HERTS
ERECTION OF RESTAURANT AND ASSOCIATED PARKING, INCLUDING
INSTALLATION OF ROOF PLANT (REVISED SCHEME)**

Your application for full planning permission dated 21 August 1998 and received on 24 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01486/98/FUL

Date of Decision: 15 October 1998

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. Notwithstanding the details shown on the approved plans, no work shall be started on the development hereby permitted until details of the materials to be used externally shall have been submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. All the external plant on the roof of the building hereby permitted including flues, air conditioning units, and ventilation and extraction plant shall be painted black and thereafter retained in this colour, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the visual amenities of the area.

4. This permission relates solely to the erection of the restaurant building notated as "Harvester" on Drawing No. 14 Rev E.

Reason: For the avoidance of doubt.

5. The restaurant shall not be brought into use until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 14 Rev E shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. The restaurant shall not be used for the sale of hot food for consumption off the premises or for any other uses within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 other than for a restaurant or cafe.

Reason: To ensure that the restaurant primarily serves the hotel and to minimise traffic generation.

7. No means of outdoor illumination or floodlighting shall be provided on or around the building except in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity.