

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



305 MANAGEMENT SERVICES
YORK HOUSE
VALLEY COURT
CANAL ROAD
BRADFORD
BD1 4SP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01545/99/OUT

TRAVEL INN, STONEY LANE, HEMEL HEMPSTEAD, HERTS, HP1 2SB
EXTENSION TO HOTEL TO FORM REPLACEMENT RESTAURANT AND CAR
PARK (RENEWAL)

Your application for outline planning permission dated 02 September 1999 and received on 03 September 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 01 March 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01545/99/OUT

Date of Decision: 01 March 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 above shall include:

- (a) a survey of the site including levels, natural features and planting;**
- (b) parking and circulation areas (including disabled, fire access, service access, loading and unloading);**
- (c) boundary treatment;**
- (d) drainage of the site;**
- (e) exterior lighting.**

The development shall not be brought into use until all the details set out above shall have been provided, unless otherwise agreed in writing by the local planning authority. Thereafter the parking areas, associated circulation and access arrangements and the other details shall be maintained as

approved; the parking areas and associated circulation areas shall only be used for their approved purposes.

Reason: To ensure that the development is carried out in a way that would be compatible with the existing environment.

5. 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 development commences.

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

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. 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.