

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
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ROBERT TURLEY ASSOCIATES  
5 CHARLECOTE MEWS  
STAPLE GARDENS  
WINCHESTER  
SO23 8SR

WHITBREAD PLC  
C/O ROBERT TURLEY ASSOCIATES  
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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01568/00/FUL**

**TRAVEL INN, STONEY LANE, HEMEL HEMPSTEAD, HERTS, HP1 2SB.**  
**TWO STOREY BUILDING AND ALTERATIONS TO CAR PARK**

Your application for full planning permission dated 25 August 2000 and received on 31 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Daniel Noble*

Development Control Manager

Date of Decision: 02 May 2001

**CONDITIONS APPLICABLE TO APPLICATION: 4/01568/00/FUL**

Date of Decision: 02 May 2001

**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 proposed to be used on the external walls and roofs of the development 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 proposed to be used on the surface of the car 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 development in relation to the Landscape Development Area and the Green Belt.

**4. The building hereby permitted shall only be used for the purpose of providing business services, namely computing facilities and meeting rooms, and no part of the building shall be used for any office purposes falling within either Class A2 or Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended. The use of the building shall remain at all times ancillary to the use of the adjacent building as an hotel and restaurant, with which it shall comprise a single planning unit within the area edged red on the approved drawings..**

Reason: In order to prevent harm to the Green Belt by reason of inappropriate development. The use of the building as a separate planning unit for offices under Class A2 or Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended, would constitute inappropriate development within the Green Belt.

**5. No development shall take place until full details of soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out fully in accordance with the approved details in the first planting season following the first use of the building.**

Reason: In the interests of the appearance of the development in relation to the

**Landscape Development Area the Green Belt.**

**6. If within a period of five years from the date of the planting of any hedge, shrub or tree, that hedge, shrub or tree (or any hedge, shrub or tree 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 hedge, shrub or tree 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.

**7. 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 increased risk of flooding and to improve water quality.

**8. Before the development is commenced details of the precise height of the building in relation to the existing hotel shall be submitted to and approved in writing by the local planning authority. The development shall be carried out fully in accordance with the approved details.**

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

**9. 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 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 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.

10. There shall be no exterior lighting of the building or the application site except in accordance with details which shall have been submitted to and approved in writing by the local planning authority. Any 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 and crime prevention.

11. A disabled ramp shall be provided to the front entrance of the building 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. The ramp shall incorporate a level threshold at the entrance to the building, and shall be provided before the first occupation of the building; thereafter the ramp and level threshold shall be retained at all times.

Reason: To ensure that at all times there is satisfactory access for disabled people.

NOTE:

The following policies of the development plan are relevant to this decision:

**Hertfordshire Structure Plan Review 1991 - 2011**

Policies 1, 2, 5, 6, 7, 14, 18, 19, 20, 22, 25, 26, 29, 34, 39, 41, 44, 54 and 57

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 3, 8, 9, 10, 25, 26, 46, 47, 48, 49, 50, 51, 54, 59, 85, 89, 92, 95, 96, 102 and T19

**Part 5 Environmental Guidelines**

Sections 1, 2, 3(vi), 4, 5, 6, 7, 8 and 15

**Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**

**Part 3 General Proposals**

Policies 3, 9, 10, 11, 28, 29, 50, 51, 52, 53, 55, 57, 59, 64, 91, 95, 98, 10 and 107

[Note: See also the Borough Councils Statement of Response T16 - Changes 103 and 120]

**Part 5 Environmental Guidelines**

Sections 1, 2, 3(vi), 4, 5, 6, 7, 15, 16 and 17.

INFORMATIVE:

It is recommended that the building be provided with mechanical and electrical security methods, including CCTV cameras and the use of laminated glass, in the interests of crime prevention. Advice can be provided by Hertfordshire Constabulary's Architectural Liaison Officer and the local Crime Prevention Officer.