

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1581/91

Forte Hotels
St Martin's House
20 Queensmere Slough
Bucks
SL1 1YY

Mr D Schreiber Forte Hotels
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20 Queensmere Slough
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DEVELOPMENT ADDRESS AND DESCRIPTION
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Post House Hotel, Breakspear Way H/Hempstead

DEMOLITION OF HOTEL AND REBUILDING OF NEW HOTEL & CAR PARKING (MODIFIED SCHEME)

Your application for *full planning permission* dated 22.11.1991 and received on 25.11.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

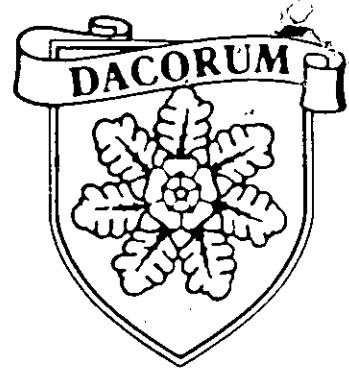
Director of Planning.

Date of Decision: 02.01.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1581/91

Date of Decision: 02.01.1992

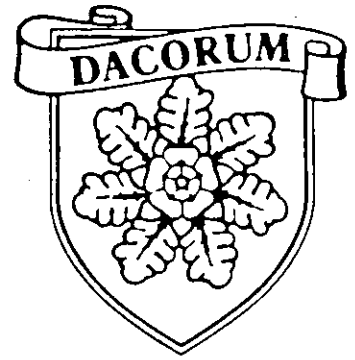


1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
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.
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.
5. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.

(Note: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's document: Sewers for Adoption - A Design and Construction Guide for Developers).
6. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specifications for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
7. The new access to Buncefield Lane shall not be brought into use until the existing access has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of residential Estate Roads".

REASONS APPLICABLE
TO APPLICATION: 4/1581/91

Date of Decision: 02.01.1992



1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4. To maintain and enhance visual amenity.
5. To ensure proper drainage of the site.
- 6-7. In the interests of highways safety.