



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

NBF PARTNERSHIP
14 STANLEY GARDENS
ACTON
LONDON
W3 7SZ

Applicant:

QUEENS MOAT HOUSES UK LTD
9-17 EASTERN ROAD
ROMFORD
ESSEX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01606/97/FUL

HERTFORDSHIRE MOAT HOUSE HOTEL, LONDON ROAD, MARKYATE, ST.
ALBANS, HERTFORDSHIRE, AL3 8HH
PROVISION OF SECOND FLOOR TO PROVIDE ADDITIONAL BEDROOMS, ROOF
OVER EXISTING FLAT ROOF & NEW LEISURE CENTRE EXTENSION

Your application for full planning permission dated 10 October 1997 and received on
17 October 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 August 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01606/97/FUL

Date of Decision: 25 August 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking surfacing; other vehicle and pedestrian access and circulation areas and hard surfacing materials.

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

4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

5. 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.

6. 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.

7. The area outlined in orange on drawing number 10 rev B shall only be used for the purposes of agriculture as defined in section 336(1) of the Town and Country Planning Act 1990 or any amendment.

Reason: For the avoidance of doubt and in order that the local planning authority can control future development of the site and to safeguard residential and visual amenities of the area.