

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



ADCOCK ASSOCIATES DESIGN PRACTICE
10 JOHN STREET
STRATFORD-UPON-AVON
WARWICKSHIRE
CV37 6UB

TEXACO LTD
1 WESTFERRY CIRCUS
CANARY WHARF
LONDON
E14 4HA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01863/99/FUL

STAR CUPID GREEN, TEXACO FILLING STATION, REDBOURN ROAD, HEMEL
HEMPSTEAD, HERTS, HP2 7BA
JET WASH BAY AND ASSOCIATED SCREENS

Your application for full planning permission dated 14 October 1999 and received on
28 October 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Bannard'.

Director of Planning

Date of Decision: 18 January 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01863/99/FUL

Date of Decision: 18 January 2000

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. On the commencement of works for the construction of the jet wash bay the use of the shop for the sale of hot food (being a use falling within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) shall cease, and, notwithstanding the terms of the planning permission granted on 4 February 1998 (reference 4/1913/97FUL), that use shall not thereafter be recommenced.

Reason: The jet wash bay is to be constructed on the part of the site which is required to be used for vehicle parking for the A3 use permitted under planning permission 4/1913/97FUL. The local planning authority is not satisfied that there is adequate parking to serve both the A3 use and the jet wash bay. Adequate vehicle parking is required on the site in the interests of highway safety on Redbourn Road and of the residential amenity of the adjoining dwellinghouses.

3. Notwithstanding the details shown on Drawing No. 01A, before the jet wash bay is made available for use by customers an acoustic fence shall be provided and thereafter maintained in accordance with details which shall have been submitted to and approved in writing by the local planning authority, unless the local planning authority shall have determined in writing that such a fence is not required.

Reason: In the interests of safeguarding the residential amenity of the adjoining dwellinghouses.

4. No audible alarm system shall be installed.

Reason: In the interests of safeguarding the residential amenity of the adjoining dwellinghouses.

5. No exterior lighting shall be installed unless details shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of safeguarding the residential amenity of adjoining dwellinghouses, to safeguard the environment and in the interests of highway safety.