

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



THE J T S PARTNERSHIP
BARNARD HOUSE
THE DRIVE
GREAT WARLEY
BRENTWOOD.ESSEX
CM13 3DJ

BASS TAVERNS LTD (T/A BASS LEISURE RETAIL)
HAGLEY HOUSE
83 HAGLEY ROAD
BIRMINGHAM
B16 8QG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01959/00/FUL

**THE MALLARD, 507 LONDON ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9BQ
INTERNAL AND EXTERNAL ALTERATIONS, KITCHEN STORE EXTENSION AND
REFURBISHMENT OF EXISTING WACKY WAREHOUSE TO PROVIDE OFFICE
AND MEETING ROOM ACCOMMODATION**

Your application for full planning permission dated 27 October 2000 and received on 01 November 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 26 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01959/00/FUL

Date of Decision: 26 January 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. Notwithstanding the details submitted with the application, no work shall be started on site until details of the materials and finished colours to be used for all external surfaces, walls and roofs of the proposed buildings and alterations shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and colours.

Reason: To ensure a satisfactory appearance to the development.

3. No work shall be started on site until details of the size, siting and appearance of all new plant and equipment to be installed on the new kitchen store extension shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development.

4. 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 details of the proposed palisade fence and all new hard surfacing materials, planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment, schedules of plants and trees (noting species, plant sizes and proposed numbers/densities where appropriate) and implementation programme). Soft landscaping works shall include details of tree planting to replace those trees which are to be removed.

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

5. The approved landscaping scheme shall be implemented by the end of the first planting season immediately following the completion or first use of any separate part of the development (a planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any parts of the landscaping scheme which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.

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

6. The ground floor of the "Wacky Warehouse" premises shall only be used for training, conferencing and storage facilities as described in the application and indicated on the approved plans, and the first floor shall only be used for office purposes ancillary to the primary use of the site for purposes falling within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: For the avoidance of doubt, to prevent the establishment of an independent office unit on the site, and to ensure control over the use in the interests of ensuring adequate car parking provision.

NOTE:

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

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 2, 6, 22, 25, 29 and 41

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 33, 49, 54 and 95

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 34, 37, 52, 59 and 101

Part 5 Environmental Guidelines

Section 10