



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

BURTON & ASSOCIATES LTD
183-185 MARSH ROAD
LEAGRAVE
LUTON
BEDS
LU3 2QQ

Applicant:
MR R MIAH
85 ALEXANDRA AVE
LUTON
BEDS
LU3 1HQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01984/97/FUL

38 HIGH STREET, MARKYATE, ST. ALBANS, HERTS, AL3 8PB
CHANGE OF USE FROM RETAIL TO RESTAURANT

Your application for full planning permission dated 16 December 1997 and received on 23 December 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 February 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01984/97/FUL

Date of Decision: 12 February 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. The use hereby permitted shall not be commenced until there has been submitted to and approved by the local planning authority a scheme for ventilation of the premises, including the extraction and filtration of cooking fumes. The approved scheme shall be carried out prior to the commencement of the use hereby permitted.

Reason: In the interests of the amenity of adjoining residents.

3. The premises shall only be open to customers between 6 pm and 11 pm.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

4. The premises shall not be used for the sale of food or drink for consumption off the premises.

Reason: In the interests of highway safety and the amenity of nearby residents.

5. The use hereby permitted shall not be commenced until the arrangements for access and vehicle parking shown on Drawing No. 1804-1\01 A shall have been provided, and the parking spaces shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of access and off-street vehicle parking facilities.