



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR P RYAN  
26 HIGH STREET  
BOVINGDON, HEMEL HEMPSTEAD  
HERTFORDSHIRE  
HP3 0HG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02070/98/FUL

26 HIGH STREET, BOVINGDON, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP3  
0HG  
CHANGE OF USE OF BASEMENT TO COFFEE SHOP/DELICATESSEN

Your application for full planning permission dated 08 October 1998 and received on  
08 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 21 January 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/02070/98/FUL**

Date of Decision: 21 January 1999

**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 premises shall only be used as a coffee shop/delicatessen and shall not be used for any other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**

Reason: In the interests of residential amenity and highway safety.

**3. Only the basement of 26 High Street shall be used as a coffee shop/delicatessen.**

Reason: For the avoidance of doubt.

**4. The coffee shop/delicatessen shall not be open to customers before 9 am or after 6 pm unless otherwise agreed in writing by the local planning authority.**

Reason: For the avoidance of doubt and in the interests of residential amenity.

**5. No hot food shall be prepared on or sold from the premises.**

Reason: In the interests of residential amenity.