

Town Planning
Ref. No. 4/0003/90

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To David Allan (Dallan Products) Limited
c/o Freeth & Company
67 Marlowes
Hemel Hempstead, Herts

George J McKinnia Architects RIBA
1st Floor, Dukes Court, Dukes Street,
Woking, Surrey GU21 5BH

Three, two storey buildings for business use
(Offices, research and development and industry),
at Access Road and Car Park.
Land on North Side of Northbridge Road, Berkhamsted

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 15.12.89 and received with sufficient particulars on 03.01.90 and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) The development hereby permitted shall be constructed in profiled steel cladding and profiled steel roofing or such other materials as may be agreed in writing with the local planning authority.
- (3) The development hereby permitted shall be limited to a gross floor area of 1829 sq.m. and no additional internal floor space shall be created.
- (4) 73 car parking spaces shall be provided (at a ratio of 1 space per 25 sq.m. of gross floor space), and each space (with the exception of those referred to in condition 5) shall measure a minimum of 2.4 m in width by 4.8 m in length. The development hereby permitted shall not be occupied until the required car parking spaces have been provided and these spaces shall not be used thereafter otherwise than for the purposes of car parking.
- (5) No development shall take place until there has been submitted to and approved by the local planning authority a plan illustrating the provision of at least one disabled parking space (measuring at least 3.3m in width by 4.8 m in length) for each of the three buildings hereby permitted, and none of the buildings shall be occupied until the allocated disabled parking space shall have been provided. These spaces shall not thereafter be used otherwise than for the purpose for which they were provided.

Subject to the following Conditions contd/

- (6) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
- (7) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (8) The building hereby permitted shall not be used otherwise than for purposes falling within Classes B1 and B2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order.

Dated Fifteenth day of March 1990

Signed *Chris Bamford*

Designation CHIEF PLANNING OFFICER