

**CONDITIONS APPLICABLE TO APPLICATION: 4/00012/97/FUL**

Date of Decision: 17 October 1997

**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 development hereby permitted shall be constructed in accordance with the Schedule of External Facing Materials (Ref. 96078/2.1) dated 3 January 1997; details of the materials to be used for the surfacing of the areas subject to condition 3 shall be submitted to the local planning authority and the development shall be carried out in the approved surfacing material and thereafter there shall be no change to the approved surfacing material.**

Reason: In the interests of the appearance of the development within the locality.

**3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 96078/P40 Rev F received on 17 September 1997 shall have been provided and they shall not be used thereafter otherwise than for the purposes so approved.**

Reasons: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and in the interests of highway safety.

**4. The building, parking and servicing area as shown on Drawing No. 96078/P40 Rev F shall not be brought into use until the new vehicular access has been provided fully in accordance with the details shown on this drawing.**

Reason: In the interests of highway safety and for the avoidance of doubt.

**5. Details of any gates serving the access to the development hereby permitted shall be submitted to and approved by the local planning authority before they are installed on site.**

Reason: In the interests of highway safety and for the avoidance of doubt.

**6. This planning permission relates to the provision of 3,438 square metres of floor area and no additional mezzanine floors shall be formed within the building hereby permitted unless otherwise agreed in writing by the local planning authority.**

Reason: To enable the local planning authority to consider the highway and parking implications of the provision of additional floorspace at the site and for the avoidance of doubt.

**7. The existing boundary hedge hatched in yellow on Drawing No. 96078/ P40 Rev F shall be permanently retained, and before any development commences on the site details of protective fencing to be used during the course of carrying out the development shall be submitted to and approved in writing by local planning authority.**

Reason: In the interests of safeguarding the boundary hedge which makes a valuable contribution to the appearance of the locality.

**8. If within a period of five years from the date of the planting of any tree that tree, or any tree planted as a replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.**

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

**9. No goods, materials or refuse shall be stored or processed within the area hatched orange on Drawing No.96078/P40 Rev F unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the appearance of the site within the locality.

**10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Part 8 of Schedule 2 of that Order shall be carried out unless otherwise approved in writing by the local planning authority.**

Reason: To enable the local planning authority to consider the impact of any additional development on the site in relation to highway/parking issues, safeguarding residential amenity and appearance of the locality.

**11. This permission does not relate to the approval of the site drainage.**

Reason: For the avoidance of doubt.

**12. Development shall not begin until a scheme to deal with contamination of the site has been submitted and approved in writing by the local planning authority.**

Reason: To ensure that the issue of contamination is adequately addressed.

**13. Full details of any exterior lighting of the development shall be submitted to and approved by the local planning authority before the building is first brought into use; there shall be no variation to the approved scheme, and no additional exterior lighting shall be installed, without the prior approval in writing of the local planning authority.**

Reason: In the interests of the safeguarding the local environment and residential amenity, crime prevention and highway safety..

**14. The only plant area serving the development hereby permitted shall be that shown on Drawing No. 96078/P40 Rev 40, and details of the plant shall be submitted to and approved in writing by the local planning authority before the building is first brought into use.**

Reason: In the interests of safeguarding the residential amenity of dwellinghouses located nearby the site and for the avoidance of doubt

**15. The level of noise emitted from the site shall not exceed L90 (A) 60 dB between 0730 hours and 1830 hours on Mondays to Saturdays inclusively and L90 (A) 55 dB between 1830 hours and 0730 hours on Mondays and Saturdays inclusively and all day on Sundays and Bank and Public Holidays, as measured at any point on the rear boundary of the site coloured blue on Drawing No. 96078/ P40 Rev F. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.**

Reason: In the interests of permanently safeguarding the residential amenity of the locality.

**16. The development hereby permitted shall not be brought into use until an acoustic barrier shall have been installed along the boundary marked blue on Drawing No. 96078/P40 Rev F in accordance with details which shall first have been submitted to and approved in writing by the local planning authority; once installed, the acoustic barrier shall thereafter be permanently retained.**

Reason: To safeguard the residential amenity of the locality.

**17. Notwithstanding the requirements of condition 16, details of any other boundary treatment shall be submitted to and approved by the local planning authority and any fencing/wall which forms part of the approved scheme shall be provided before the building and parking/turning areas are first brought into use; thereafter the approved boundary treatment shall be permanently retained.**

Reason: In the interests of safeguarding the residential amenity and the appearance of the locality.



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

Hamilton Associates  
2 Jubilee Place  
London  
SW3 3TQ

Applicant:  
Easter Development Group  
22 Grosvenor Garden Mews-  
North  
London  
SW1W 0JP

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00012/97/FUL**

**LUCAS SITE (WEST) MAYLANDS AVENUE HEMEL HEMPSTEAD HERTS  
HEMEL HEMPSTEAD HERTS  
ERECTION OF B2/B8 UNIT WITH ANCILLARY OFFICES**

Your application for full planning permission dated 03 January 1997 and received on 06 January 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 October 1997