



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR I MACKAY
CAMERON MCKENNA
SCEPTRE COURT
40 TOWER HILL
LONDON
EC3N 4BB

Applicant:

BRIXTON ESTATE PLC
22-24 ELY PLACE
LONDON

EC1N 6TQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00061/98/FUL

**UNIT C, MAYLANDS WOOD ESTATE, MAYLANDS AVENUE, HEMEL
HEMPSTEAD, HERTS
DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO WAREHOUSES
AND ANCILLARY OFFICES**

Your application for full planning permission dated 19 January 1998 and received on 20 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00061/98/FUL

Date of Decision: 17 March 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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. GA01 Revision C shall have been provided, and these arrangements shall not be used thereafter otherwise than for the purposes so approved; and, notwithstanding the details shown on Drawing No. GA01 Revision C, an additional disabled parking space shall be provided.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities (including disabled).

4. This planning permission relates to the provision of 3,991 square metres of floor area and no additional mezzanine floors shall be formed within either of the buildings 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 additional floorspace at the site.

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 installation.

Reason: In the interests of highway safety.

6. The existing vegetation within the area hatched yellow on Drawing No. GA01 Rec C shall be permanently retained, and before any development commences on 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 the local planning authority and shall be erected in accordance with the approved details.

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

7. No works or development shall take place until full details of all proposed planting and the proposed times of planting shall have been submitted to and approved in writing by the local planning authority, and all planting shall be carried out in accordance with those details and at those times.

Reason: In the interests of safeguarding the appearance of the site within 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 in 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 visual character of the immediate area.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995, no development falling within Part 8 of Schedule 2 to that Order shall be carried out without the prior approval 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 and the appearance of the locality.

10. Surface water and public foul sewer drainage works shall be carried out in accordance with details which shall be submitted and approved in writing by the local planning authority before the development is commenced.

Reason: To prevent increased risk of flooding and to ensure that there is an acceptable method of drainage

11. Development shall not begin until a scheme to deal with contamination of the site shall have been submitted to and approved by the local planning authority, unless the local planning authority shall have confirmed that such a scheme is not required.

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

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

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