



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

KEEVIL & GREGORY ARCHITECTS  
53 DERNGATE  
NORTHAMPTON  
NN1 1UE

JARVIS INDCOM LTD  
JARVIS HOUSE  
212 STATION ROAD  
HARPENDEN  
HERTS  
AL5 4EH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00061/99/FUL

ADJ. 1 RIVER PARK, BILLET LANE, BERKHAMSTED, HERTS  
INDUSTRIAL UNIT WITH ANCILLARY OFFICES

Your application for full planning permission dated 13 January 1999 and received on 14 January 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 02 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00061/99/FUL**

Date of Decision: 02 March 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 development hereby permitted shall be constructed in the materials specified on Drawing No. 2503/C12 Rev G or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**3. Remedial works for the decontamination of the site shall be carried out in accordance with the details set out in the condition attached to the approval of details dated 18 August 1998 under reference 4/1410/98RES.**

Reason: In the interests of the satisfactory treatment of the land.

**4. The development shall be carried out in accordance with the details set out in Condition 6 attached to the planning permission dated 7 July 1998 under reference 4/0707/98FUL.**

Reason: To ensure the proper recording of archaeological evidence.

**5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking (including the "13 new car parking spaces"), circulation, loading and unloading shown on Drawing No. 2503/C10 Rev F shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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

**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.**

Reason: To maintain and enhance visual amenity.

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 building 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 following year.

Reason: To maintain and enhance visual amenity.