

TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0154/92

USP Interstore Ltd
Crossways Yard
Nettleden
Herts

Mr A.King
24 Lincoln Court
Berkhamsted
Herts
HP4 3EN

DEVELOPMENT ADDRESS AND DESCRIPTION
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Crossways Yard, Nettleden, Herts

DEMOLITION OF BUILDINGS REPLACEMENT OFFICE BUILDING & ANCILLARY FACILITIES NEW
ACCESS & LANDSCAPING (RESUB)

Your application for *full planning permission* dated 10.02.1992 and received on
11.02.1992 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

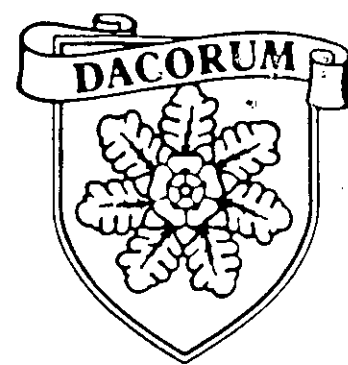
Director of Planning.

Date of Decision: 19.03.1992

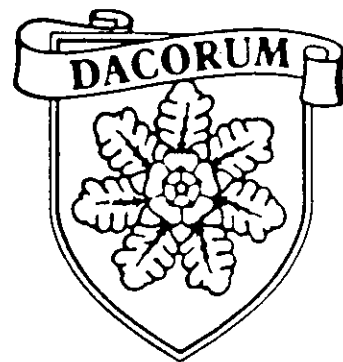
(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0154/92

Date of Decision: 19.03.1992



1. The development to which this permission relates shall be begun within a period of two years commencing on the date of this notice.
2. The floor space of the development hereby permitted shall not be used otherwise than for purposes incidental to the primary use of the site for shop fitting fabrication purposes.
3. The curtilage of the premises shall not be used otherwise than for the parking, manoeuvring of vehicles, and no goods, materials or refuse shall be stored or processed outside the limits of the buildings.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no fences gates or walls shall be erected within the curtilage of the site without the express written permission of the local planning authority, nor shall any development falling within Part 8 of Schedule 2 to that Order be carried out.
5. No rooflights or additional openings shall be created within the development hereby permitted without the express written permission of the local planning authority.
6. The external walls and roofs of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.
7. The structures numbered 1, 2, 3, 4 and 5 on drawing number US101A January 1992 shall be demolished and the materials removed from the site within 12 months of the development commencing or 28 days of the first date of occupation of the development hereby permitted, whichever is the earlier.
8. 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.
9. No development shall take place until there has been submitted to and approved by the local planning authority a schedule of all hard landscaping materials to be used.
10. The development shall not be brought into use until the proposed access has been constructed and the verge has been reinstated to the current Specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0154/92 (CONT'D)

11. Any gates provided shall be set back a minimum of 10.0 m from the edge of the carriageway and shall open inwards into the site.
12. The access width shall be 5.5 metres and the kerb radii shall be 6 metres.
13. No work shall be started on the development hereby permitted until details of the design and position of any gates to the new access shall have been submitted to and approved by the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.
3. To ensure a satisfactory development.
4. To maintain and enhance visual amenity.
- 5-6 To ensure a satisfactory appearance.
7. To ensure a satisfactory development.
- 8-9 To maintain and enhance visual amenity.
- 10-12 In the interests of highways safety.
13. In the interests of amenity.