

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0183/95

S G Warburg Trust
33 King William Street
London
EC4 9AS

Project Design Partnership
Ryebrook Studios
Woodcote Side
Epsom
KT18 7HD

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

76a Eaton Road, Hemel Hempstead, Herts

ERECTION OF INDUSTRIAL/STORAGE BUILDINGS

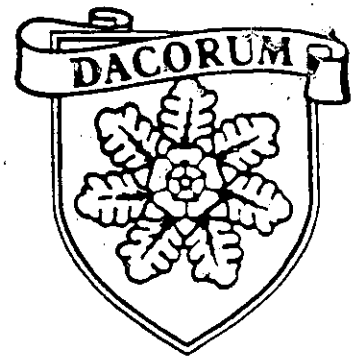
Your application for *full planning permission* dated 06.02.1995 and received on 21.02.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 30.03.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0183/95

Date of Decision: 30.03.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on plan 4/0183/95FL 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.

4. None of the buildings shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highways safety.

5. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

6. Before development is commenced, full details of the proposed foul and surface water drainage for the development shall be submitted to and approved by the local planning authority.

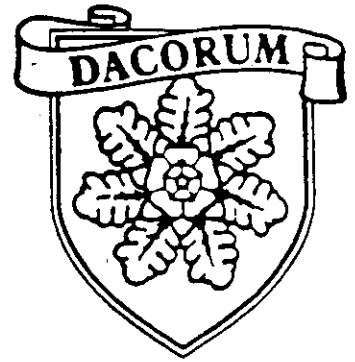
Reason: To ensure proper drainage of the site.

7. There shall be no insertion of mezzanine floors (or similar) or the provision of any additional floorspace (including any indicated on the approved plans as Phase 2") within the buildings hereby approved without the prior written approval of the local planning authority.

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

/Cont...





CONDITIONS APPLICABLE
TO APPLICATION: 4/0183/95 (Cont.)

Date of Decision: 30.03.1995

8. 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.

9. 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.

Reason: To maintain and enhance visual amenity.

10. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the development hereby permitted shall not be used; either in whole or in part, for purposes other than those falling within Classes B1(c), B2 and B8 of the Schedule to that Order.

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

