

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

To IDC Property Investments Ltd
IDC House
23 St James's Square
London
SW1Y 4JH

Lardi Cox and Partners
1 The Old School House
George Street
Hemel Hempstead
Herts

Details of siting, design and external appearance
Development of offices, 8 flats and car parking
at 46 - 56 Alexandra Road Hemel Hempstead

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby give approval to the details which were reserved for subsequent approval in outline planning permission no. 4/2307/88

granted on 23 February 1989 at the above-mentioned location, in accordance

with the following drawings submitted by you:

- 1252/01A 1252/04A 1252/07
1252/02 1252/05A 1252/08A
1252/03B 1252/06A 1252/09

Subject to compliance with the following conditions:-

- 1. 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.

The reasons for the foregoing conditions are as follows:—

1. To ensure a satisfactory appearance.
2. To maintain and enhance visual amenity.
3. To maintain and enhance visual amenity.
4. To safeguard a tree the subject of a Tree Preservation Order.
5. To maintain and enhance visual amenity.

Dated day of 19

Signed.....

Designation

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) If the Applicant is aggrieved by the decision of the local planning authority to approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

Conditions continued:

2. The development hereby permitted shall not be commenced until details of landscaping, including 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 prepared planting of all new trees, shrubs and hedgerows.
3. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
4. The details required by condition 3 for protecting the Horse-Chestnut tree in the south-west corner of the site shall include a framework of scaffolding 2.4 m high faced with exterior plyboard and there shall be no storage of materials or other uses of the land within the protective framework during construction.
5. 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.

Dated Fifth day of April 1990

Signed: _____



Designation: CHIEF PLANNING OFFICER