



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

INDUSTRIAL STRUCTURES  
26 MALTHOUSE SQUARE  
PRINCES RISBOROUGH  
BUCKS  
HP27 9A2

Applicant:

QUESTSPAN LTD  
TRAMWAY BUSINESS PARK  
BRILL  
BUCKS  
HP18 9TY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00197/98/FUL

EX S H PRATT & CO LTD, RIVERSEND ROAD, HEMEL HEMPSTEAD, HERTS,  
HP3 9AJ  
DEMOLITION OF PART OF EXISTING BUILDINGS AND REPLACEMENT WITH 4  
NURSERY UNITS FOR B1(C)/B8 USE

Your application for full planning permission dated 05 February 1998 and received on  
09 February 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 March 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00197/98/FUL**

Date of Decision: 26 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: To ensure a satisfactory appearance to the development.

**3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Plan 4/0197/98 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. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. The plans and particulars submitted in accordance with condition 4 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.