



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

DAWE AND GEDDES ARCHITECTS LTD  
22 CROSS KEYS CLOSE  
LONDON  
W1M 5FY

Applicant:

KINGSPARK DEVELOPMENTS LTD  
KINGSPARK HOUSE  
1 MONKSPATH HALL ROAD  
SOLIHULL  
WEST MIDLANDS  
B90 4FY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00211/98/RET

EX KODAK SITE Y, SWALLOWDALE LANE, HEMEL HEMPSTEAD, HERTS  
DISTRIBUTION, REPAIR AND MAINTENANCE UNIT WITH OFFICES, SERVICE  
YARD AND CAR PARKING

Your application for retention of development already carried out dated 10 February 1998 and received on 11 February 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 20 March 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00211/98/RET**

Date of Decision: 20 March 1998

**1. The development hereby permitted shall be constructed in accordance with the schedule of materials set out in the letter from Dawes Geddes dated 10 February 1998 and received by the local planning authority on 11 February 1998, or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**2. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 97.008.00(L)100H 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.

**3. 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 five 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 a 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**4. This permission does not extend to or authorise the removal of the central island in the existing access to Swallowdale Lane.**

Reason: For the avoidance of doubt and in the interests of highway safety.