

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0236/94

Chipperfield Land Co Ltd
Kings Works
Kings Lane
Chipperfield
Herts

Lardi Cox And Partners
Maylands House
Maylands Avenue
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ex White Lion Site, Queensway, Hemel Hempstead

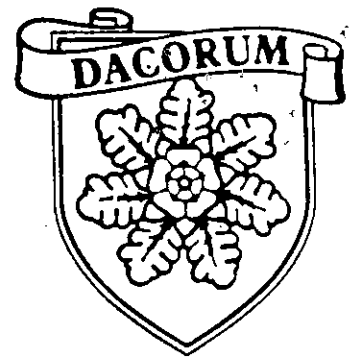
OFFICE DEVELOPMENT AND ASSOCIATED CAR PARKING (MODIFIED SCHEME)

Your application for *full planning permission* dated 18.02.1994 and received on 18.02.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 12.05.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0236/94

Date of Decision: 12.05.1994

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. Development shall not commence until details of the works for the widening of Fensomes Alley and the improvement of the junction of Fensomes Alley with Queensway, the relocation of the pelican crossing traffic lights and other works to the highway (including the relocation of the bus stop) shall have been submitted to and agreed by the local authority, and none of the office accommodation shall be occupied until the highway widening, junction improvement and associated works shall have been constructed in accordance with the approved details.

Reason: In the interests of highways safety.

4. The widened section of Fensomes Alley shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and shall include a separate pedestrian footpath.

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

Reason: In the interests of highway safety.

5. 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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0236/94

Date of Decision: 12.05.1994

6. 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.

7. The widened section of Fensomes Alley shall have a width of 4.8 m and its junction with Queensway shall be provided with visibility splays of 4.5 m x 70 m in each direction, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highway safety.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0236/94 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.