



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0259/96

3 Com Ltd
c/o Jones Lang Wootton
22 Hanover Square
London
W1A 2BN

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DEVELOPMENT ADDRESS AND DESCRIPTION
=====

3 Com, Boundary Way, Hemel Hempstead, Herts

DEVELOPMENT OF AN ADDITIONAL 18.225M2 B1 (BUSINESS) USE FLOOR SPACE WITH 652 CAR PARKING SPACES

Your application for *outline planning permission* dated 28.02.1996 and received on 29.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 18.12.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0259/96

Date of Decision: 18.12.1996

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Details submitted in accordance with condition 1 hereof shall include:-

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking, circulation, loading and unloading facilities;
- (c) refuse collection and general storage arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

3. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0259/96 (CONTINUED)

Date of Decision: 18.12.1996

4. 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.

5. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

6. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 5. hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

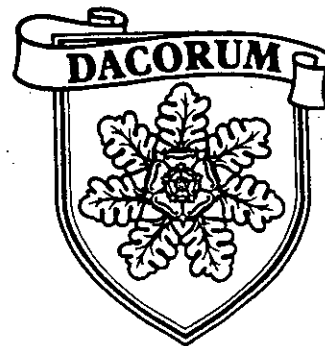
7. Within 1 month of the new access being brought into use all other existing access points to Boundary Way shall be stopped up by raising the existing dropped kerb and reinstating the footway, verge and highway boundary to the same line, level and detail as the adjoining footway, verge and highway boundary.

Reason: To limit the number of access points along Boundary Way for the safety and convenience of road users.

8. No development shall take place until details of the measures for the protection of the trees to be retained on the site shall have been submitted to and approved by the local planning authority. The approved protection measures shall be implemented prior to the commencement of the development.

Reason: In order to ensure that damage does not occur to the trees during building operations.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0259/96 (CONTINUED)

Date of Decision: 18.12.1996

9. No materials, plant, soil, or spoil shall be stored underneath the canopy of any tree on the site which is shown to be retained.

Reason: In order to ensure that damage does not occur to the trees during building operations.

10. No burning of materials obtained from site clearance or from any other source shall take place within 5 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site.

Reason: In order to ensure that damage does not occur to the trees during building operations.