

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0279/92

Antler Property Southern PLC
Action International House
Crabtree Office Village
Eversley Way
Egham
Surrey
TW20 8RY

Project Design Partnerships
Ryebrooke Studios
Woodcote Side
Epsom
Surrey
TW20 8RY

DEVELOPMENT ADDRESS AND DESCRIPTION
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Lot 2 Boundary Way, Hemel Hempstead

DEVELOPMENT FOR INDUSTRIAL/STORAGE UNITS (B2/B8)

Your application for *outline planning permission* dated 05.03.1992 and received on 09.03.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

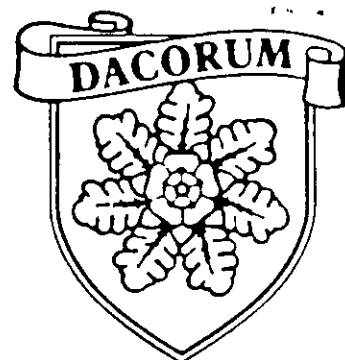
Director of Planning

Date of Decision: 14.05.1992

(encs. - Conditions and Notes)

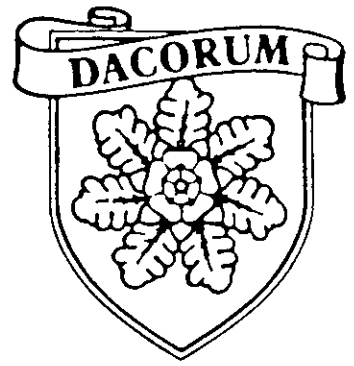
CONDITIONS APPLICABLE
TO APPLICATION: 4/0279/92

Date of Decision: 14.05.1992



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.
2. 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.
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 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.
4. The details submitted in accordance with Condition 1 hereof shall include:
 - (a) Plans, sections and details of the construction and layout of roads, footways, footpaths and street lighting;
 - (b) Plans, sections and details of the construction and layout of foul and stormwater drainage;

and no building hereby permitted shall be occupied until those parts of roads, footways, footpaths (except final surfacing) foul and stormwater drainage serving it shall have been constructed in accordance with the approved plans. All residual final surfacing shall be carried out within 6 months of the occupation of the building which the roads and footpaths serve or such longer period as may be approved by the local planning authority.



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5. The details referred to in Conditions 1 and 4(a) hereof shall be constructed in accordance with the County Council's and Borough Council's latest published specifications unless the local planning authority gives consent to any variation.
6. No building shall be occupied until space has been laid out within the site to the local planning authority's adopted standards in accordance with the plans approved under Condition 1 above for vehicles to be parked and for the loading and unloading of vehicles. That space shall not thereafter be used for any purpose other than the parking, loading and unloading of vehicles.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. To maintain and enhance visual amenity.
- 4-5 To ensure a satisfactory development.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.