

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



FRONTIER ESTATES LTD  
ACORN HOUSE  
MIDSUMMER BOULEVARD  
MILTON KEYNES  
MK9 3HP

FRONTIER ESTATES (HEMEL) & SHEARINGS LTD  
ACORN HOUSE  
MIDSUMMER BOULEVARD  
MILTON KEYNES  
MK9 3HP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00293/99/FUL

ADJ, FINWAY ROAD, HEMEL HEMPSTEAD, HERTS, HP2  
INDUSTRIAL/DISTRIBUTION WAREHOUSE BUILDINGS WITH ASSOCIATED  
OFFICE ACCOMMODATION

Your application for full planning permission dated 16 February 1999 and received on 18 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barker'.

Director of Planning

Date of Decision: 03 November 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00293/99/FUL**

Date of Decision: 03 November 1999

**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. 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. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures (e.g. refuse or other storage units, signs, lighting etc) and proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).**

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

**4. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and an implementation programme.**

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

**5. 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.

**6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.**

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

**7. The trees shown for retention on approved Drawing No. PL/002 REV. D shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

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

**8. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on approved Drawing No. PL/002 REV. D.**

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

**9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. PL/002 REV.D 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.

**10. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme.**

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

**11. Notwithstanding condition 7 above, no development shall take place until protective fencing to B.S. 5387 shall have been erected around the Oak tree which is the subject of a Tree Preservation Order as shown on Drawing No. PL/002 REV. D. and this protective fencing shall remain in place until the completion of the development.**

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

12. The office building hereby permitted shall not be occupied at any time other than for purposes ancillary to the warehouse building shown coloured blue on Drawing PL/002 REV. D.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.