

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0298/93

Jenson Tungsten Ltd
11 Maxted Road
Hemel Hempstead
Herts

Michael E Hunt
35 Upper Hall Park
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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11 Maxted Road, Hemel Hempstead, Herts

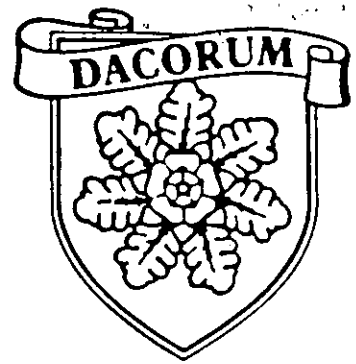
ERECTION OF FURNACE HOUSE

Your application for *full planning permission* dated 02.03.1993 and received on 04.03.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0298/93

Date of Decision: 28.04.1993

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. This permission does not extend to the provision of ventilation features, including external flue/outlet pipes either to the development hereby permitted or to the existing building without the express written permission of the local planning authority.

Reason: For the avoidance of doubt, in the interests of ensuring that there are no harmful emissions from plant hereby permitted or from that accommodated within the existing building. In the grant of this planning permission assurances have been given to the Council that the processing will not cause harmful emissions and the installation of any such features must ensure the necessary standards are fully satisfied.

4. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To ensure that there is no groundwater pollution in accordance with any requirements that may be specified by the National Rivers Authority.

5. The extension hereby permitted shall only be used for the accommodation of the tungsten powder furnace and associated plant as specified on Drawing No. 1225/10A and no mezzanine floor shall be installed within the extension unless otherwise approved in writing by the local planning authority.

Reason: The local planning authority would be required to assess whether there is adequate off-street parking to serve any additional floorspace.

6. This permission does not extend to 'Phase 2' specified on Drawing No. 1225/10A.

Reason: The permission only relates to the extension shown on Drawing No. 1225/10A and the grant of planning permission for 'Phase 2' would be dependent upon the applicant satisfying the local planning authority that the Council's adopted policies can be met with particular regard to parking provision and related matters.

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CONDITIONS APPLICABLE
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7. The 14 parking spaces shown on the site plan (scale 1:500) shall be permanently retained for the parking of vehicles.

Reason: To ensure that the car parking facility shown on this 1:500 plan is permanently retained to serve the extended building.

8. Notwithstanding the details shown on Drawing No. 1225/10A, a parking scheme shall be submitted to the local planning authority showing a vehicle parking layout serving the site in addition to that shown on the 1:500 site plan and the approved layout shall be provided within 3 months after the completion of the extension hereby permitted and thereafter retained for such purposes.

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