



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0347/93

Pictons
Keystone 60 London Road
St Albans
Herts

Technical Design Partnership
Blue Court 39 Queensway
Hemel Hempstead
Herts
HP2 5HE

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

rear of 9-11 Queensway, Hemel Hempstead, Herts

DEMOLITION OF WORKSHOPS, TWO STOREY EXTENSION TO OFFICE AND FORMATION OF CAR PARK

Your application for *full planning permission* dated 10.03.1993 and received on 11.03.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0347/93

Date of Decision: 22.04.1993

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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 0996/02A 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.

4. Before development commences all existing buildings shown to be removed on Drawing No. 0996/02A shall be demolished and all materials removed from the site.

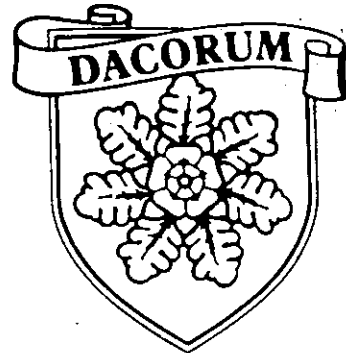
Reason: To ensure a satisfactory development.

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.

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.



CONDITIONS APPLICABLE
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7. Before commencement of the development hereby permitted full details of the treatment proposed on the area of land to the north of the proposed parking area shall be submitted for the approval of the local planning authority, and this area shall be finished in accordance with the approved details within three months of the completion of the offices.

Reason: To ensure a satisfactory development.