



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0361/91

Royal Mail Letters LBEC
Impact House
2 Edridge Road, Croydon
London
CR9 1PJ

DEVELOPMENT ADDRESS AND DESCRIPTION

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r/o PO Sorting Office, Wood Lane, Hemel Hempstead, Herts

ERECTION OF 4 STOREY OFFICES AND PARKING (OUTLINE)

Your application for *outline planning permission* dated 31.01.1991 and received on 15.03.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.05.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0361/91

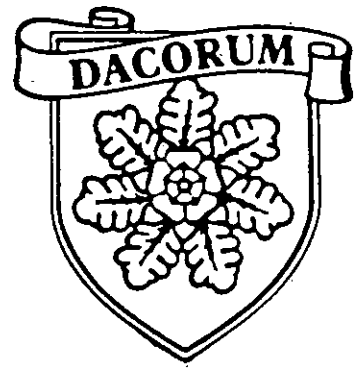
Date of Decision: 23.05.1991



1. 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.
2. 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.
3. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
4. Details submitted in accordance with Condition 1 of this permission shall include a tree survey of the site recording the species, height, crownspread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.
5. No work shall be started on site until detailed proposals for vehicle parking within the curtilage of the site in accordance with the local planning authority's currently adopted standards for the time being shall have been submitted to and approved by the local planning authority.
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.

REASONS:

1. To comply with the provisions of Regulation 5 (2) of the Town and Country Planning General Development Order, 1977, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act 1971.



REASONS APPLICABLE

TO APPLICATION: 4/0361/91 (continued)

Date of Decision: 23.05.1991

3-4. To maintain and enhance visual amenity.

5-6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.