



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0383/91

Antler Developments South
Bridge House, Bridge Street
Staines
Middx.

Project Design Partnership
Ryebrook Studio
Woodcote Side
Epsom
SURREY

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Lot 2 Boundary Way, Hemel Hempstead,

ERECTION OF ADVANCED BUSINESS UNITS WITH ANCILLARY PARKING (OUTLINE)

Your application for *outline planning permission* dated 13.03.1991 and received on 20.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 13.06.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0383/91

Date of Decision: 13.06.1991

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. Any landscaping scheme to be submitted in accordance with Condition 1 hereof shall make provision for a 5 m wide tree planting area along the whole of the southern boundary of the site.
4. 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.
5. The details submitted in accordance with Condition 1 hereof shall include:
 - (a) plans, sections and details of the construction and layout of foul and stormwater drainage
 - (b) plans, sections and details of the construction and layout of roads, footways and street lighting and no building hereby permitted shall be occupied until those parts of the roads, footways, foul and stormwater drainage shall have been constructed in accordance with the approved plans.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0383/91

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6. The details referred to in Conditions 1 and 5 (b) hereof shall be constructed in accordance with the County and Borough Council's latest published specifications unless the local planning authority gives consent to any variation.
7. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
8. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with Condition 7 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 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&4. To maintain and enhance visual amenity.
- 5&6. To ensure a satisfactory development.
- 7&8. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.