


PLANNING



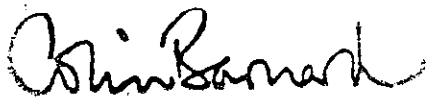
D & G BUILDERS & SONS
1/2 THE NOKES
GADEBRIDGE
HEMEL HEMPSTEAD
HERTS
HP1 3LF

Applicant:
INDUSTRIAL DOOR SYSTEMS
LOCAL BOARD ROAD
LOWER HIGH STREET
WATFORD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00383/97/FUL
OFFICES AND USE OF COACH GARAGE FOR ANCILLARY STORAGE
FORMER RONSWAY COACHES, MARK ROAD, HEMEL HEMPSTEAD
INDUSTRIAL ESTATE, HEMEL HEMPSTEAD, HERTS,

Your application for full planning permission dated 10 March 1997 and received on 18 March 1997 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 29 May 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00383/97/FUL

Date of Decision: 29 May 1997

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. This permission relates to the erection of the office building shown on Drawing No.632/01/97, and the site edged red and the garage shown on Drawing No.632/02/97 shall only be used for purposes ancillary to the permitted office use unless otherwise agreed in writing by the local planning authority .

Reason: For the avoidance of doubt .

4. The offices hereby permitted shall not be occupied and the use of the garage for associated storage shall not be commenced until the arrangements for vehicle parking and circulation shown on Drawing No. 632/01/97 shall have been provided, and these areas 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 and in the interests of highway safety.

5. Details of any exterior lighting shall be submitted to and approved in writing by the local planning authority before any part of the development hereby permitted is first brought into use. The development shall be carried out in accordance with the approved details. .

Reason: In the interests of safeguarding the local environment.

6. The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission granted on 24 June 1994 for a two storey extension at the site under reference 4/0512/94 is at any time implemented.

Reason: The development hereby permitted is an alternative to that subject to planning permission 4/0512/94.

CONTINUED

CONDITIONS APPLICABLE TO APPLICATION: 4/00383/97/FUL

Date of Decision: 29 May 1997

7. 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.

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

8. The scheme required to be submitted in accordance with Condition 7 shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public and the environment when the site is developed.

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

9. This permission does not relate to the approval of the drainage of the site, details of which shall be submitted to and approved by the local planning authority before the development hereby permitted is first brought into use.

Reason: To ensure that the drainage of the site is adequately addressed.