



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0450/96

3 Com Europe Limited
C/o Studios Architecture
33 Gresse Street
London
W1P 1PN

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DEVELOPMENT ADDRESS AND DESCRIPTION
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Boundary Way, Hemel Hempstead, Herts

EXTENSION TO OFFICE BUILDING

Your application for *full planning permission* dated 03.04.1996 and received on 03.04.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.05.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0450/96

Date of Decision: 09.05.1996



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. 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.

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.

Reason: To maintain and enhance visual amenity.

5. The trees the subject of a Tree Preservation Order shall be protected during the whole period of site excavation and construction by the provision of a 2.4 m high fence comprising a scaffold framework as explained in 8.2.2 (BS 5837, 1991) which shall support a minimum of 20 mm exterior grade ply or other robust man made boards. The fence shall provide a 12 m protection zone extending from the centre of the trees towards Buncefield Lane, with the fencing continuing around the existing kerb edge and extending to 12 m in the direction of Boundary Way.

Reason: In order to ensure that damage does not occur to the trees during building operations)

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0450/96 (Cont)

Date of Decision: 09.05.1996

6. Within one month of the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth, and reinstating the footway, verge and highway boundary to the same line, land and detail as the adjoining footway verge and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user).