



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0486/92

Terry Wybrow Assoc.Ltd  
Northbridge Road  
Berkhamsted  
Herts  
HP4 1EH

Connell Wilson  
158 Marlowes  
Hemel Hempstead  
Herts  
HP1 1BA

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Land Adj:T.Wybrow Associate, Northbridge Rd. Berkhamsted.

INDUSTRIAL/WAREHOUSE DEVELOPMENT-OUTLINE

Your application for *outline planning permission* dated 22.04.1992 and received on 24.04.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 24.06.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0486/92

Date of Decision: 24.06.1992



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. Details submitted in accordance with condition 1 hereof shall include:-
  - (a) a survey of the site including levels, natural features, trees and hedges;
  - (b) garaging, parking, circulation, loading and unloading facilities;
  - (c) refuse collection and general storage arrangements;
  - (d) boundary treatment;
  - (e) construction of drains and sewers.
4. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0486/92

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5. 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.
6. The noise conditions that is recommended is "Between the hours of 07.30 and 18.00 on Mondays to Saturdays inclusive, noise from operations conducted on the premises shall not exceed 54 dB(A) as measured on the canal boundary over any 15 minute period and expressed as the equivalent continuous sound pressure level (Leq 15 mins). At any other time, noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 44 dB(A) (Leq 15 mins). The measurements shall be taken at a height of 1.2 metres above ground level except where the site is enclosed by a wall or other sound opaque. Structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure".

**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. To ensure a satisfactory development.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To ensure a satisfactory development.