



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0491/96

Ardenoak Ltd
Ardenoak House
101 High Street
Tring
Herts

Mr Alan J Payne
Courtfield
South Street
Wendover
Bucks HP22 6EF

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 62 Western Road, Tring, Herts

LIGHT INDUSTRIAL WORKSHOP AND OFFICES

Your application for *full planning permission* dated 10.04.1996 and received on 12.04.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.06.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0491/96

Date of Decision: 14.06.1996

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. The buildings coloured green on the approved plan, 4/0491/96FL, drawing No 1061/1, shall be demolished and all materials removed from the site prior to commencement of construction works for the building hereby approved.

Reason: So as not to prejudice the proper development of the site.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on plan No 1061/1 shall have been provided, and they 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.

5. Details of the surfacing materials of the car park and turning area shall be submitted to and approved by the local planning authority prior to commencement of works on the site.

Reason: To ensure a satisfactory appearance.

6. Notwithstanding details shown on the approved plan, 4/0491/96FL, drawing No 1061/1, the existing vehicular access off Western Road shall be retained and maintained at all times.

Reason: In the interests of highways safety.

7. Details of the gates to be provided across the site frontage to the access road off Miswell Lane shall be submitted to and approved by the local planning authority prior to commencement of works. Such gates as approved shall be provided and retained on site unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance and in the interests of amenity.

Continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/0491/96 (CONTINUED)

Date of Decision: 14.06.1996



8. No openings shall be provided in the rear elevation of the building other than those shown on the approved plan, 4/0491/96FL, drawing No 1061/1.

Reason: To safeguard the residential amenity of the area.

9. The windows shown on the rear elevation and SE elevation shall be fitted with obscure glazing and thereafter retained in this condition.

Reason: To safeguard the residential amenity of the area.

10. No outside storage shall take place within the site at any time.

Reason: To safeguard the residential amenity of the area.

11. No power driven machinery shall be used outside the building at any time.

Reason: To safeguard the residential amenity of the area.

12. No machinery shall be operated on the premises before 8 am on weekdays and 8 am on Saturdays or after 7 pm on weekdays and 5 pm on Saturdays or at any time on Sundays or Public Holidays.

Reason: To safeguard the residential amenity of the area.

13. During the periods specified in Condition 10 above within which machinery may be operated on the premises, noise from operations conducted on the premises shall not exceed 64 dB(A) as measured on the rear boundary of the site on the access road from Miswell Lane. The measurements shall be taken at a height of 1.2 m 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 noise coming over the top of such a structure.

Reason: In the interests of amenity.