

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0539/94

White & Co PLC
Hillsons Road
Botley
Southampton
SO3 2DY

Stimpsons Consultant Surveyors
30 The Avenue
Watford
Herts
WD1 3NS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

429 London Road, Hemel Hempstead, Herts

REPLACEMENT STORAGE BUILDINGS (OUTLINE)

Your application for *outline planning permission* dated 21.04.1994 and received on 25.04.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

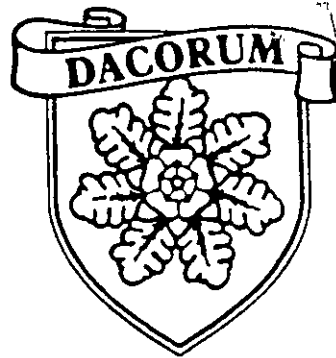
Director of Planning.

Date of Decision: 14.07.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0539/94

Date of Decision: 14.07.1994



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 buildings 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.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

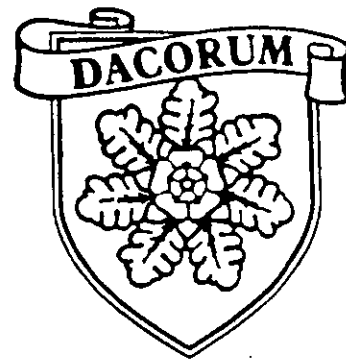
3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) garaging, parking, circulation, loading and unloading facilities;
 - (b) refuse collection and general storage arrangements;
 - (c) boundary treatment;
 - (d) construction of drains and sewers.

Reason: To ensure a satisfactory development.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 the replacement buildings shall only be used for storage purposes in accordance with the established Use Certificate 4/0848/86EU granted on 10 September 1986.

Reason: In the interests of residential amenity and in order to ensure the satisfactory provision of off-street vehicle parking.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0539/94

Date of Decision: 14.07.1994

5. No.429 London Road, together with any proposed buildings within the curtilage of the site outlined in red on plan 4/0539/94 shall only be used as a single planning unit and shall not be subdivided or used independently without the prior approval of the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. 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.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 6 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. The curtilage of the premises shall not be used otherwise than for the parking and manoeuvring of vehicles, and no goods or materials shall be stored outside the limits of the buildings.

Reason: To ensure a satisfactory development.