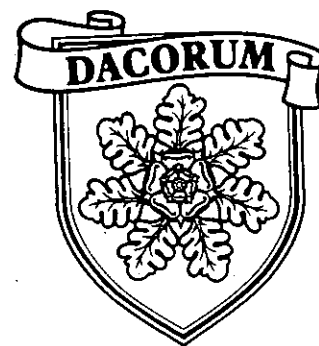




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0562/96

Dencora Properties Limited
Dencora House
Blyburgate
Beccles
Suffolk

Chaplin & Farrant Limited
51 Yarmouth Road
Norwich
Norfolk
NR7 0ET

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Unit 5 Ex Ether Engineering Site, Maxted Close, Hemel Hempstead

ERECTION OF FOUR INDUSTRIAL UNITS

Your application for *full planning permission* dated 24.04.1996 and received on 02.05.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 12.07.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0562/96

Date of Decision: 12.07.1996

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 development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan 2446 20 L 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.

6. The development hereby permitted shall not be occupied until means of vehicular access shall have been constructed in accordance with the approved plans.

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

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0562/96

Date of Decision: 12.07.1996

7. There shall be no further horizontal subdivision of the buildings hereby permitted unless otherwise agreed in writing with the local planning authority.

Reason: The creation of additional floorspace via the formation of mezzanine or first floors would lead to an increased requirement for car parking which cannot be provided within the application site.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER