



PLANNING

Civic Centre Marlowes
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HAMILTON ASSOCIATES
2 JUBILEE PLACE
LONDON
SW3 3TQ

Applicant:

J FINNEGAN LIMITED
863 ECCLESALL ROAD
SHEFFIELD
YORKS
S11 8TJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00608/98/FUL

LUCAS SITE (WEST), MAYLANDS AVENUE, HEMEL HEMPSTEAD, HERTS
DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A SINGLE
INDUSTRIAL UNIT WITH B2 AND B8 USES WITH ANCILLARY OFFICES

Your application for full planning permission dated 01 April 1998 and received on 02 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 27 May 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00608/98/FUL

Date of Decision: 27 May 1998

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The building hereby permitted shall be constructed in accordance with the Schedule of External Facing Materials (Ref.96078/2.1) dated 31 March 1998. The materials to be used for the surfacing of the areas subject to condition 3 shall be those specified in the 'Key' referred to on Drawing No.L10/B received by the local planning authority on 2 April 1998 and the buff yellow concrete blocks shall be in accordance with the details received by the local planning authority on 22 April 1998. There shall be no change to the approved materials unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development within the locality.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. L01/1 shall have been provided and they shall not be used thereafter otherwise than for the purposes so approved.

Reasons: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities, and in the interests of highway safety.

4. The building, parking and servicing areas shown on Drawing No. L01/1 shall not be brought into use until the new vehicular access has been provided fully in accordance with the details shown on this drawing; once the new access has been brought into use, the existing access shall be closed permanently to all vehicles.

Reason: In the interests of highway safety and for the avoidance of doubt.

5. Details of any gates serving the access to the development hereby permitted shall be submitted to and approved by the local planning authority.

Reason: In the interests of highway safety and for the avoidance of doubt.

6. This planning permission relates to the provision of 3,348 square metres of floor area and no additional mezzanine floors shall be formed within the building hereby permitted unless otherwise agreed in writing by the local planning authority.

Reason: To enable the local planning authority to consider the highway and parking implications of the the provision of additional floorspace floorspace at the site and for the avoidance of doubt.

7. The existing boundary hedge as hatched in yellow on Drawing No.L01/1 shall be permanently retained and the following mix of infill planting shall be carried out in the gaps within the hedge:

Field Maple:30 % ; Hazel: 20%; Hawthorn: 20 %; Holly: 30%.

All the plants shall be of hedging stock size as specified by British Standard 3936 Part 1 1992. This planting and that shown on Drawing No.L01/D shall be carried out in the first planting season following the first occupation of the building, and for the avoidance of doubt a planting season shall be deemed to commence on 1 October in any year and end on 31 March in the following calendar year.

Reason: In the long term interests of retaining and reinforcing the existing boundary hedge which makes valuable contribution to the appearance of the locality and to ensure additional planting is carried out.

8. If within a period of five years from the date of the planting of any of the hedges or plants, those plants, or any planted as replacements, are removed, uprooted or destroyed or die (or become in the opinion of the local planning authority, seriously damaged or defective) another section of hedge or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that the existing hedge feature is reinforced and to safeguard the visual character of the immediate area.

9. No goods, materials or refuse shall be stored or processed within the area hatched orange on Drawing No.L01/D unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the site within the locality.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Part 8 of Schedule 2 of that Order shall be carried out unless otherwise approved in writing by the local planning authority.

Reason: To enable the local planning authority to consider the impact of any additional floorspace on the site in relation to highway/parking issues, safeguarding the residential amenity of the area and the appearance of the locality.

11. This permission does not relate to the approval of the site drainage, details of which shall be submitted for the approval of the local planning authority within two months of the date of this decision.

Reason: To ensure that the drainage serving the development is satisfactory.

12. Full details of any exterior lighting of the development shall be submitted to and approved by the local planning authority before the building is first brought into use, and there shall be no variation to the approved scheme nor shall any additional exterior lighting be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of the safeguarding the local environment and residential amenity, crime prevention and highway safety.

13. The only plant area serving the development hereby permitted shall be that shown on Drawing No. L01/D and details of the plant shall be submitted to and approved in writing by the local planning authority before the building is first brought into use.

Reason: In the interests of safeguarding the residential amenity of dwellinghouses located nearby the site and for the avoidance of doubt.

14. Noise levels shall not exceed an L90(A) of 60dB between 7.30 am and 6.30 pm on Mondays to Saturdays inclusive or an L90(A) of 55dB between midnight and 7.30 am and from 6.30 pm to midnight on Mondays to Saturdays inclusive and all day on Sundays and bank and public holidays, measured at any point on the rear boundary of the site coloured blue on Drawing No. L01/D. The measurements shall be taken at a height of 1.2 metres above ground level.

Reason: In the interests of permanently safeguarding the residential amenity of the locality.

15. The development hereby permitted shall not be brought into use until an acoustic barrier shall have been installed along the boundary marked blue on Drawing No. L01/1 in accordance with details which shall first have been submitted to and approved in writing by the local planning authority; once installed the acoustic barrier shall thereafter be permanently retained.

Reason: To safeguard the residential amenity of the locality.

16. Notwithstanding the requirements of condition 15, full details of all site boundary treatment shall be submitted to and approved by the local planning authority and any fence or wall which forms part of the approved details shall be provided before the building and parking/turning areas are first brought into use; thereafter, the approved boundary treatment shall be permanently retained.

Reason: In the interests of safeguarding both residential amenity and the appearance of the locality

17. This permission does not relate to the approval of any scheme or details to deal with the contamination of the site.

Reason: To ensure that the issue of contamination is adequately addressed.