

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0656/92

Frutarom Ltd
Northbridge Road
Berkhamsted
Herts

S York
22 Oakwood Road
Bricket Wood
St. Albans
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Frutarom Ltd, Northbridge Road, Berkhamsted

TWO STOREY FRONT EXTENSION FOR OFFICES AND REARRANGEMENT OF PARKING

Your application for *full planning permission* dated 29.05.1992 and received on 01.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet.

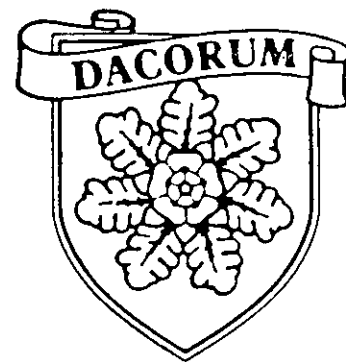
Director of Planning.

Date of Decision: 18.08.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0656/92

Date of Decision: 18.08.1992



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 4/0656/92FL sheet 1 amended 7 august 1992 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
4. 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. The landscaping scheme shall include details of the retaining wall and outbuilding.
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 developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 4-5. To maintain and enhance visual amenity.
6. In the interests of highways safety.