

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



KEEVIL + GREGORY ARCHITECTS
53 DERNGATE
NORTHAMPTON
NN1 1UE

JARVIS INDCOM LTD
JARVIS HOUSE
212 STATION ROAD
HARPENDEN
HERTS
AL5 4EH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00707/98/FUL

ADJ. 1 RIVER PARK, BILLET LANE, BERKHAMSTED, HERTS
INDUSTRIAL UNIT WITH ANCILLARY OFFICES

Your application for full planning permission dated 17 April 1998 and received on 20 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 07 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00707/98/FUL

Date of Decision: 07 July 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. **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

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 building 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. **Before any part of the development hereby permitted is commenced, the site shall be surveyed to determine the degree of residual ground contamination from its previous use as a gas generation plant, and proposals for the decontamination of the site shall be submitted to the local planning authority for agreement; all agreed decontamination measures shall be carried out within a timescale to be agreed with the**

local planning authority.

Reason: To ensure satisfactory identification and treatment of any ground contamination.

6. **The development shall take place in accordance with the Archaeological Written Scheme of Investigation received by the local planning authority on 30 June 1998.**

Reason: To ensure the proper recording of archaeological evidence.

7. **The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 2503/C10 Rev D (including the "13 new car parking spaces") 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 and access facilities.