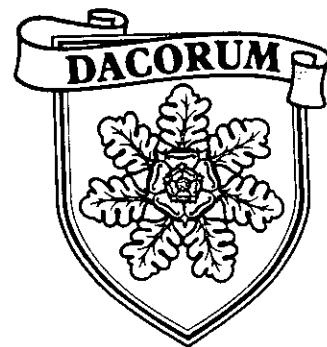




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0714/96

Abbey Motors
24 Mark Road
Hemel Hempstead
Herts

Scaramanga Design Partnership
Old Vicarage Studios
Coughton, Alcester
Warwickshire
B49 5HU

DEVELOPMENT ADDRESS AND DESCRIPTION

Land at the junction of Redbourn Road and Pennine Way, Hemel Hempstead

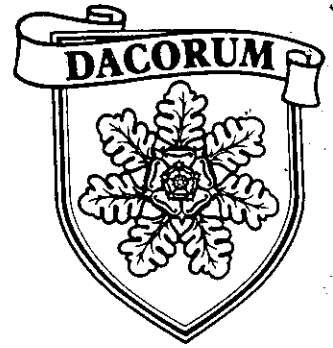
CONVERSION OF BUILDING TO CAR SALES, PARTS AND SALES AND SERVICE OF MOTOR VEHICLES (INCLUDING MOT TEST FACILITY (RESUBMISSION))

Your application for *full planning permission* dated 31.05.1996 and received on 03.06.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 26.07.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0714/96

Date of Decision: 26.07.1996

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. The use of the site for the approved purposes shall not commence until all the employee, customer and car display spaces as shown by Drawing No. AMHH1/02 Rev C are marked out and identified by signage and thereafter the spaces shall not be used otherwise than for the approved purposes, including spaces nos. 1 - 17 which shall only be used for employees' parking.

Reasons:

- (a) To ensure that at all times there are 17 employees' parking spaces available within the curtilage of the site through specific allocation.
 - (b) To ensure that Pennine Way is not used by employees for on-street parking, in the interests of highway safety, to safeguard the setting and residential amenity of the nearby Grade II listed building (Corner Farm) and the visual amenity of the locality.
 - (c) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
 - (d) For the avoidance of doubt.
3. There shall be no parking of any vehicle within the area hatched orange on Drawing No. AMHH1/02 Rev C.

Reason: In the interests of the visual amenity of the locality and the setting of Corner Farm, as the purpose of the defined area is for soft landscaping.

4. A concrete upstand measuring 150 mm in height shall be provided along the entire edge of the van sales/parking area, as shown by the yellow line on Drawing No. AMHH1/02 Rev C prior to the commencement of the use of the building and the use of the van sales/parking area, as hatched green on Drawing No. AMHH1/02 Rev C and thereafter this concrete upstand shall be permanently retained.

Reason: To permanently protect the soft landscaped area subject to condition in the interests of the visual amenity of the locality and the setting of Corner Farm.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0714/96

Date of Decision: 26.07.1996

5. Notwithstanding condition 2 all the used car display parking spaces shall be permanently available for use as parking for employees vehicles in the event that employee requirements parking exceeds the 17 external spaces shown on Drawing No. AMHH1/02 Rev C and subject to Condition 2 of this permission.

Reason: To ensure that in the event that in excess of 17 spaces are required for employee parking, additional external parking spaces within the site's curtilage are always available. This availability will ensure that there is no employee parking within Pennine Way in the interests of highway safety, the setting and residential amenity of Corner Farm and the visual amenity of the locality.

6. The circulation areas hatched purple on Drawing No. AMHH1/02 Rev C shall at all times be maintained as free from any employee, used car and van sales parking and be at all times available for the car transporters/coaches/lorries visiting the site.

Reason: To ensure that no car transporter/coach/lorry visiting the site is required to park in Pennine Way in the interests of highway safety, the setting and residential amenity of Corner Farm.

7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

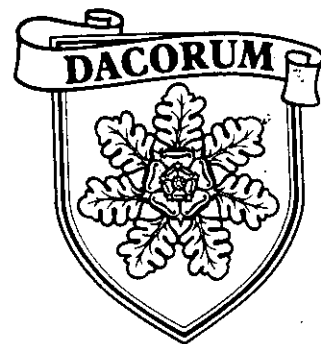
8. The development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 2 February 1994 for use of storage building for car sales, erection of filling station and automatic car wash at Ex-Buffer Store, Pennine Way/Redbourn Road, Hemel Hempstead (Ref: 4/0777/94.) is at any time implemented.

Reason: Set against the amalgam of development plan policies and site conditions the two permissions are incompatible.

9. Notwithstanding the details shown on Drawing No. AMHH1/02 Rev C within one month of the date of this permission a scheme for landscaping of the whole site shall be 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: In the interests of the setting of Corner Farm and the visual amenity of the locality.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0714/96

Date of Decision: 26.07.1996

10. 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 any part of the building cross-hatched green on Drawing No. AMHH/703 or use of any part of the site for the approved purposes and any trees which within a period of 5 years from the first occupation of the building cross hatched green 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.

11. The use of the site for the approved purposes shall not commence until a scheme for signage relating to the sites internal parking arrangements has been submitted to and approved by the local planning authority and the approved scheme shall be retained at all times to the satisfaction of the local planning authority.

Reasons:

- (a) To ensure that the approved parking layout and subject to Conditions 2, 3, 5 and 6 is at all times available for the approved purposes.
- (b) To ensure that no employees, customer or service vehicles associated with the use of the site park in Pennine Way.

12. The area hatched red on Drawing No. AMHH1/02 Rev C shall at no time be used for the parking of vehicles.

Reason: In the interests of highway safety in Pennine Way.

13. The use of the site for the approved purposes shall be only used between the hours of 7 am and 11 pm each day of the week.

Reason: To safeguard the residential amenity of Corner Farm.

14. This permission does not extend to the approval of exterior lighting of the site.

Reason: To safeguard the residential amenity of Corner Farm, the setting of Corner Farm and the visual amenity of the locality.

15. This permission does not extend to the approval of the drainage requirements of the site.

Reason: For the avoidance of doubt.