



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0724/96

Dixons Stores Group
Maylands Avenue
Hemel Hempstead
Herts

Property Tectonics
Bridge Mills
Holland Street
Pendleton, Salford
M6 6EL

DEVELOPMENT ADDRESS AND DESCRIPTION
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Knoll House, Maylands Avenue, Hemel Hempstead

CHANGE OF USE FROM WAREHOUSE/STORAGE - WAREHOUSE AND OFFICES

Your application for *full planning permission* dated 31.05.1996 and received on 04.06.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning

Date of Decision: 27.11.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0724/96

Date of Decision: 27.11.1996

1. Notwithstanding the grant of planning permission 4/0897/95 no mezzanine floors shall be added to the building unless otherwise approved in writing by the local planning authority and there shall be no modification to the parking layout shown on Drawing No J124/07 unless in accordance with Condition 2.

Reason: This permission is an alternative to planning permission 4/0897/95. Given the parking and associated highway implications relating to the provision of additional floor space, the local planning authority would have to be satisfied that any occupier of the site would be able to operate with adequate off-street parking/servicing facilities. The lack of adequate curtilage parking/servicing facilities would have significant highway implications due to the relationship of the site to Maylands Avenue. Any modifications to the parking layout would require further consideration.

2. Notwithstanding the details shown on Drawing No J1241/07 three parking spaces shall be provided for use by disabled people.

Reason: To accord with the local planning authority's parking requirements.

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

Reason: For the avoidance of doubt.