



PLANNING

Civic Centre Marlowes
Hemel Hempstead
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DIRECTOR OF ENVIRONMENTAL SERVICES
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00725/99/BPA

EX BOXMOOR SERVICE STATION, 224 ST. JOHNS ROAD, HEMEL HEMPSTEAD,
HERTS, HP1 1QQ
TWO DWELLINGS AND PART PUBLIC PARKING

Your application for Borough Council planning permission dated 16 April 1999 and received on 22 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 June 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00725/99/BPA

Date of Decision: 17 June 1999

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (including boundary treatment) (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Prior to the commencement of development full details of the type of surfacing proposed for the car park shall be submitted and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

5. Details submitted in accordance with Condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: To ensure the satisfactory provision of vehicle parking.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H;
Part 2 Classes A, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

7. Before the development hereby permitted commences on the site a soil and groundwater survey of the site shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such degree as the local planning authority may stipulate. If the survey identifies any contamination of the site, a scheme for decontamination of the site shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before any residential unit hereby permitted is first occupied.

Reason: To ensure that any contamination of the site is dealt with satisfactorily.