



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0729/96

Sowmac Investments Limited
Pheasant Copse
Bere Court Road
Pangbourne
RG8 8JU

Telford & Partners
Pinewood
Bere Court Road
Pangbourne
RG8 8JU

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Unit 8 Tring Industrial Estate, Upper Icknield Way, Tring

FACTORY/WAREHOUSE WITH ANCILLARY OFFICES AND PARKING

Your application for *full planning permission* dated 29.05.1996 and received on 31.05.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 05.09.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0729/96

Date of Decision: 05.09.1996

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 development hereby permitted shall be constructed in pale grey profiled sheeting or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. The building hereby permitted shall not be used otherwise than for purposes falling within Class B1(c) or B8 as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the Dacorum Borough Local Plan and for the avoidance of doubt.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on drawing No 96031/1E 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 facilities.

5. The windows on the ground floor of the factory building on the south-east elevation coloured yellow on drawing No 96031/4B shall be fixed non-openable lights and retained permanently in this condition.

Reason: To safeguard the residential amenity of the area.

6. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0729/96 (CONTINUED)

Date of Decision: 05.09.1996

7. The building shall not be occupied 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.

8. 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.

Reason: To maintain and enhance visual amenity.

9. Operations within the building hereby permitted shall not take place other than between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 8.00 am to 1.00 pm Saturdays and not at all on Sundays or Public Holidays.

Reason: To safeguard the residential amenity of the area.

10. Noise from operations conducted on the premises shall not exceed 51 dB(A) Laeq when measured at the location marked 'Y' on Drawing No 96031/E. The measurements shall be taken at a height of 1.2 m above ground level except when the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure noise coming over the top of such a structure.

Reason: To ensure an adequate standard of sound attenuation.