



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0777/94

Abbey Motors (Hemel Hempstead) Ltd  
Redbourn Road  
Hemel Hempstead  
Herts  
HP2 7AZ

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

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Ex-Buffer Store, Pennine Way/Redbourn Road, Hemel Hempstead, Herts

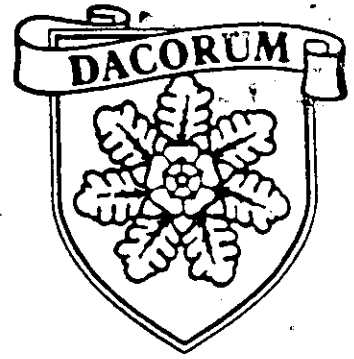
USE OF STORAGE BUILDING FOR CAR SALES, ERECTION OF FILLING STATION AND AUTOMATIC CAR WASH

Your application for *full planning permission* dated 26.04.1994 and received on 09.06.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 02.02.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0777/94

Date of Decision: 02.02.1995

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 petrol filling station hereby permitted shall only be open for the sales of any goods and the provision of any services between the hours of 7.00 am and 11.00 pm each day of the week

Reason: To permanently safeguard the residential amenity of Corner Farm which is a dwellinghouse positioned close to the site.

3. Notwithstanding Condition 2 of the automatic car wash hereby permitted shall only be used between the hours of 8.00 am and 9.00 pm each day of the week.

Reason: To permanently safeguard the residential amenity of Corner Farm which is a dwellinghouse positioned close to the site.

4. The automatic car wash shall be installed in accordance with the following as specified by Wesumat:-

(a) The dryer unit shall be fixed at a distance of not less than 4.5 m from the point of vehicle exit.

(b) An acoustic liner shall be fitted to the profiled metal roof cladding.

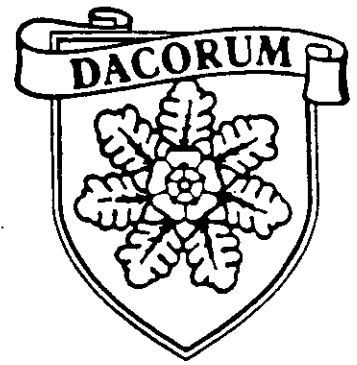
Reasons: (a) To permanently safeguard the residential amenity of Corner Farm which is a dwellinghouse positioned close to the site.

(b) For the avoidance of doubt.

5. No work shall be started on the development hereby permitted until samples of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: In the interests of the visual amenity of the locality, including the relationship of the development to Corner Farm which is a Grade II Listed Building.

/Continued



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0777/94 (Continued)

Date of Decision: 02.02.1995

6. The car sales building, petrol filling station and automatic car wash hereby permitted shall not be brought into use until the new site access and exit and all the parking and circulation areas shall have been provided fully in accordance with all the details shown on Drawing No. FMC11/04/rev G received by the local planning authority on 28 November 1994 and there shall be no variation of this approved layout thereafter unless otherwise agreed in writing by the local planning authority.

Reasons: (a) In the interests of highways safety.

(b) To ensure that vehicle parking and circulation is of an adequate standard to serve both the application site and that edged blue as shown by the approved layout plans.

(c) Drawing No. FMC11/04/rev G forms the approved layout plan.

7. The developer shall construct the crossovers to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

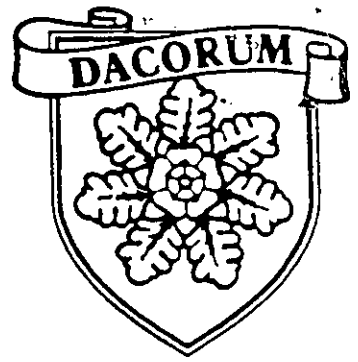
8. Signs shall be displayed to the satisfaction of the local planning authority to ensure that all users of the development hereby permitted enter the site at the Redbourn Road access only, and leave the site at the Pennine Way egress only and such signs shall be maintained at all times after first use of any part of the development hereby permitted.

Reason: In the interests of highways safety.

9. Notwithstanding Condition 8 and the details shown on Drawing Nos. FMC11/04/rev G and FMC11/05/rev C this permission does not extend to the approval of any signs serving the application site.

Reason: For the avoidance of doubt.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0777/94 (Continued)

Date of Decision: 02.02.1995

10. The car sales building, petrol filling station and automatic car wash hereby permitted shall not be brought into use until a scheme shall have been submitted to and approved by the local planning authority which designates an area for the parking of employees' vehicles within part or parts of the land edged blue and red on Drawing No. FMC 11/8.

Reasons: (a) In the interests of highways safety in relation to Pennine Way

(b) In the interest of the residential amenity of Corner Farm, the setting of Corner Farm and the visual amenity of the locality.

(c) To accord with the applicant's agreement to provide staff/operational parking given reasons (a) and (b).

11. Prior to any commencement of development at the site, including ground clearance, a scheme for the provision of protective fencing in accordance with BS 5837 (1991) shall be submitted to and approved by the local planning authority and the fencing shall be provided and thereafter retained until such time as may be agreed in writing by the local planning authority.

Reason: In order to safeguard the existing preserved trees on the site which are to be retained during the course of construction and thereafter.

12. The preserved trees to be retained are those numbered 1 to 9 inclusively on Drawing No. FMC11/13 and those hatched green on this drawing and Drawing No. FMC11/04/rev G.

Reason: For the avoidance of doubt, in the interests of retaining the preserved trees which are of high visual amenity value.

13. Notwithstanding the title and details of Drawing No. FMC11/13 received on 31 October 1994, this drawing is to be used only for the purposes of the identification of trees at the application site, as the details shown by this drawing are otherwise at variance with Drawing No. FMC11/04/rev.G which forms the approved layout drawing.

Reason: For the avoidance of doubt as Drawing No. FMC11/04/rev.G forms the approved layout, as referred to by Condition 4, and the layout details of the drawing supersede those of Drawing No. FMC11/13.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0777/94 (Continued)

Date of Decision: 02.02.1995

14. Notwithstanding the title and details of Drawing No. FMC11/05/rev.C received on 29 September 1994, this drawing is to be used only for the purposes of the approved elevations (north, south, east and west), as the details shown are otherwise at variance with Drawing No. FMC11/04/rev.G which forms the approved layout drawing.

Reason: For the avoidance of doubt as Drawing No. FMC11/04/rev.G forms the approved layout, as referred to by Condition 4, and the layout details of the drawing supersede those of Drawing No. FMC11/05 rev.C.

15. There shall be no pipework formed or alterations to the levels of the existing embankment and land as hatched yellow on Drawing No. FMC/1/04/rev.G, unless otherwise agreed in writing by the local planning authority.

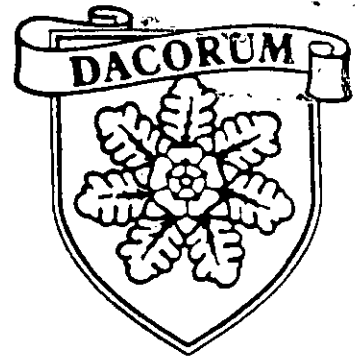
Reasons: (a) The wooded embankment supports a group of preserved trees and makes a valuable contribution to the appearance of the locality and the setting of Corner Farm, a Grade II Listed Building. The excavation of the embankment, and the consequent effect upon the health of the existing trees will prejudice the retention of this feature.

(b) The tree belt lying parallel with Redbourn Road is considered in the same way of the embankment in (a).

16. In conjunction with condition 11 a scheme for the planting, of the strip of land between the northern side of the car wash and Pennine Way, shall be submitted to and approved by the local planning authority and 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.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0777/94 (Continued)

Date of Decision: 02.02.1995

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

Reason: For the avoidance of doubt as there is need to satisfy the requirements of:-

- (a) The National Rivers Authority with regard to the prevention pollution of groundwater/the water environment.
- (b) West Herts Sewerage Consortium as Agents for Thames Water Utilities.

18. Prior to the commencement the development, details shall be submitted to and approved the local planning authority showing full constructional details of any developments within the area hatched orange on Drawing No. FMC11/04 rev.C.

Reason: In the interests safeguarding the preserved trees at the site and/or the avoidance of doubt.

19. The external lighting of the forecourt of the petrol filling station as hatched brown on Drawing No. FMC11/04 rev.G shall not be in use between 11.30 pm and 6.30 am each day of the week.

Reason: To permanently safeguard the residential amenity of Corner Farm which is a dwellinghouse positioned close to the site.

20. Notwithstanding the details shown on Drawing No. FMC11/8 this drawing is to be used only for the purposes of the identification of the application site and land under the control of the applicant, as the details shown by this drawing are at variance with Drawing No. FMC/04/rev.G which form the approved layout drawing.

Reason: For the avoidance of doubt as Drawing No. FMC/04/rev.G forms the approved layout, as referred to by Condition 4.