

Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00786/97/OUT

1 ST. ALBANS ROAD, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 4XX
ERECTION OF NEW OFFICE BUILDING

Your application for outline planning permission dated 16 May 1997 and received on 19 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 28 March 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/00786/97/OUT

Date of Decision: 28 March 2001

1. Approval of the details of the siting, design and external appearance of the building and the landscaping of the site (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. The development hereby permitted shall be designed so as to include:

- (a) not more than 3,980 square metres of office floorspace;**
- (b) not more than two levels of basement car parking**
- (c) not more than 120 car parking spaces, of which not less than 4% shall be allocated as disabled spaces;**
- (d) not less than 24 weather protected and secure bicycle parking spaces;**
- (e) changing and shower facilities for cyclists and motorcyclists;**
- (f) access for people with disabilities, including pedestrian access from St Albans Road;**
- (g) access, turning and circulation facilities for fire and service vehicles.**

Unless otherwise agreed in writing by the local planning authority, the matters set out at (a) to (g) above shall be implemented in accordance with the approval obtained under Condition 1 before the first occupation of the development, and shall thereafter be retained in accordance with that approval.

Reason: To ensure a proper development.

5. Details submitted in accordance with Condition 1 shall include the following:

- (a) site drainage;**
- (b) proposed levels;**
- (c) boundary treatment and associated hard landscaping;**
- (d) all exterior lighting.**

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approval obtained under Condition 1 in relation to the matters set out at (a) to (d) above before the first occupation of the development, and shall thereafter be retained in accordance with the approved details.

Reason: In the interests of the proper planning of the site.

6. Vehicular access to the site shall only be taken from Selden Hill, and the offices and car and cycle parking hereby permitted shall not be brought into use until the access shall have been provided. The access shall be constructed in accordance with details which shall first have been submitted to and approved in writing by the local planning authority, and shall thereafter be retained at all times.

Reason: In the interests of highway safety and for the avoidance of doubt.

7. With the exception of any centrally positioned access shaft and roof top railings, the height of the building shall not exceed the height of Hempstead House.

Reason: In the interests of the appearance of the building in relation to the existing street scene, in particular in relation to Hempstead House, and to safeguard the residential amenity of dwellinghouses in St Albans Road.

8. The details of landscaping to be submitted in accordance with Condition 1 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

Reason: In the interests of the appearance of the development in relation to the area.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development in relation to the area.

10. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the development in relation to the area.

11. Before the commencement of any site excavation or construction, a method statement relating to the removal of the hard surfaces around the preserved Sycamore tree (shown in Tree Preservation Order No. 271 as T2) shall be submitted to and approved in writing by the local planning authority. The method statement shall include details of how the tree is to be protected during the whole construction period, with specific reference to British Standard 5837 1999 paragraph 8.2.3. Any protective fencing forming part of the approved method statement shall be erected before any development is commenced on site and such fencing shall be retained in position until the completion of the development.

Reason: To ensure that damage does not occur to the tree during building operations.

12. No work shall be started on any part or parts of the development hereby permitted until:

EITHER

(a) there has been submitted to the local planning authority in respect of that part or parts of the development evidence that:

(i) there is no contamination of the land or groundwater or presence of landfill gas in the land comprising that part or parts to be developed;

and

(ii) there is no likelihood that such contamination will occur of the land comprising that part or parts of the development as a result of development of other part or parts of the land the subject of this permission;

and the local planning authority have confirmed in writing that such evidence as submitted is acceptable;

OR

(b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/or groundwater and/or presence of landfill gas in the land comprising the part or parts of the development and the means by which such

contamination and/or gases are to be controlled or removed;

and no part or parts of the development shall be carried out other than in accordance with the approved plans.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

13. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event have a depth which exceeds 3 metres below existing ground level.

Reason: To prevent pollution of the groundwater.

14. No soakaways shall be constructed in contaminated land.

Reason: To prevent pollution of the groundwater.

Notes:

Hertfordshire Structure Plan Review 1991- 2011

Policies 1,2,4,6,7,14,16,17,22,23,25,26,27,29,37,39,41,48,49,57

Dacorum Borough Local Plan

Part 3 General Proposals

Policies

1,7,8,9,10,11,25,26,27,33,34,35,46,47,48,49,50,51,52,54,55,57,58,60,67,74,89,94,
96,T3,T6, T23, S2

Part 4 Area Proposals

Hemel Hempstead Town Inset

Policies HHTC 1, HHTC 2, HHTC 3, HHTC 4, HHTC 7, HHTC 9, HHTC 10

Part 5 Environmental Guidelines

Sections 1,2, 4,5,6,7,8,15

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies

1,7,8,9,10,11,12,28,29,,30,37,38,39,50,51,52,53,54,55,56,58,59,60,62,63,64,65,95,
S3,T7,T13, T15, T(v), T(vi),T(xiii),T (xiv)

Part 4 Area Proposals

Hemel Hempstead Town Centre Strategy

Part 5 Environmental Guidelines

Sections 1,2,4,5,6,7,8,15,16,17

Informatives:

In connection with Condition 1, the applicant is advised to ensure that the detailed scheme deals with the question of crime prevention. The Architectural Liaison Officer of Hertfordshire Constabulary, John White, can be contacted at Stanborough Road, Welwyn Garden City, Herts AL8 6XF. Advice relating to crime prevention is also contained in "Designing out Crime - Designing in Community Safety: A Guide for Planning Authorities and Developers", which contains a section relating to commercial developments and underground parking.

In connection with Condition 6, the access should be provided in accordance with the principles established by Drawing No. 98560/A/1.

In connection with Condition 14, attention is drawn to the advice to the applicant set out in the letter dated 30 June 1997 from the Environment Agency to the local planning authority.