

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0787/92

Lex Services PLC  
Lex House  
Boston Drive  
Bourne End  
Bucks

Stocks Design Associates  
5 Ninelands Lane  
Garforth  
Leeds  
LS25 1NT

DEVELOPMENT ADDRESS AND DESCRIPTION

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Two Waters Road/Corner Hall, Hemel Hempstead,

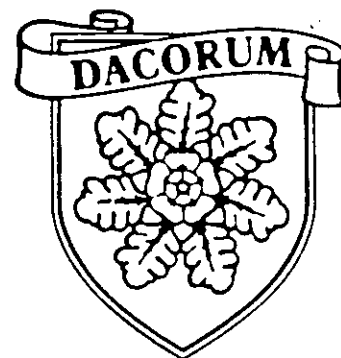
CAR SHOWROOM AND WORKSHOP FACILITY

Your application for *full planning permission* dated 19.06.1992 and received on 24.06.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 29.01.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0787/92

Date of Decision: 29.01.1993

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. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after completion of the permitted development. Any trees being removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of 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.

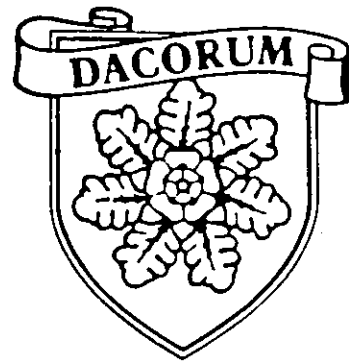
3. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

4. 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: 4/0787/92

Date of Decision: 29.01.1993

5. The development hereby permitted shall not be occupied until parking spaces for 43 cars shall have been laid out in accordance with Plan No. C038 01. The spaces so approved shall be used solely for the parking of motor cars, or vehicles being serviced on the site. However, in the event that further land is required by the Local Highway Authority for road improvements to Two Waters Road, arrangements shall be made for the layout of parking spaces in accordance with details indicated on Plan No. C038 11 as approved. Such additional parking as is required shall be provided within 3 months of any land being acquired by the Local Highway Authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. No vehicular access shall be taken from Corner Hall except for the purpose of access for staff and parts delivery, and a barrier shall be used to close the access at all other times.

Reason: In the interests of highways safety.

7. All parking delivery and storage areas associated with the construction of the development hereby permitted must be provided on land which is not public highway and the use of such areas must not interfere unreasonably with the use of the public highway.

Reason: In the interests of highways safety.

8. No part of the development hereby permitted shall be occupied prior to the completion of:-

(a) All site access works including the stopping up of existing redundant accesses.

(b) Visibility improvements at the Corner Hall/Two Waters Road junction to provide a visibility splay of 4.5 m x 120 m to the right from Corner Hall which shall thereafter be maintained.

(c) Visibility splays from the access in Two Waters Road of 4.5 m x 50 m to the right and 4.5 m x 120 m to the left shall be provided and thereafter maintained.

- (d) Visibility splays from the access in Corner Hall of 2.4 m x 40 m each way, on future kerblines, shall be provided and thereafter maintained.

Reason: In the interests of highways safety.

9. The detailed design and programme for the implementation of works referred to in Condition 8 are to be agreed by the Local Highway and Planning Authority prior to their commencement.

Reason: In the interests of highways safety.