

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0822/95

The Michael Shanley Group
"Sorbon"
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

DEVELOPMENT ADDRESS AND DESCRIPTION
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Mill House Site, London Road, Hemel Hempstead

SUBMISSION OF RESERVED MATTERS PURSUANT TO PLANNING PERMISSION 4/0505/94 (OFFICE DEVELOPMENT AND ASSOCIATED PARKING)

Your application for *the approval of details or reserved matters* dated 23.06.1995 and received on 26.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning.

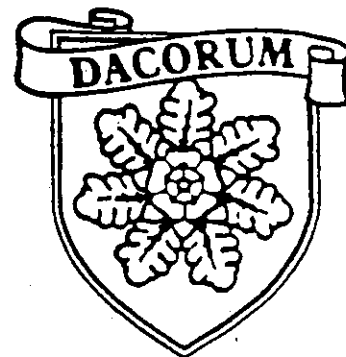
Date of Decision: 09.11.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0822/95

Date of Decision: 09.11.1995



1. No work shall be started on the development hereby permitted until details 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: To ensure a satisfactory appearance.

2. The development hereby permitted shall not be brought into use until the right-hand turn facility shown on Drawing No. 601/LRA/OF - 008 (LA Ref. 4/0822/95) shall have been provided.

Reason: In the interests of highways safety.

3. The development hereby permitted shall not be occupied until the arrangements for (vehicle parking, circulation) Drawing No. 601/LRA/OF - 008 A (LA Ref. 4/0822/95) 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.

4. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

5. No development shall take place until protective fencing shown on Drawing Nos. 601/LRA/OF - 005 and 601/LRA/OF - 006 (LA Ref. 4/0822/95) shall have been provided. The fencing shall not be removed until the completion of the development unless otherwise agreed in writing with the local planning authority.

Reason: To maintain and enhance visual amenity.

6. Before the development commences, a scheme for protecting the proposed offices from external noise and vibration shall be submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

7. Prior to the occupation of the office development hereby permitted, boundary fencing shown on Drawing No. 601/LRA/OF - 006 (LA Ref. 4/0822/95) shall have been provided.

Reason: To maintain and enhance visual amenity.

