



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

KINGSLEY GRIFFITHS RIBA
18 MATTHEW STREET
DUNSTABLE
BEDS
LU6 1SD

Applicant:

UK CENTRAL MANAGEMENT LTD
18 MATTHEW STREET
DUNSTABLE
BEDS
LU6 1SD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00857/98/OUT

UK HOUSE, HICKS ROAD, MARKYATE, ST. ALBANS, HERTS, AL3
ONE LIGHT INDUSTRIAL UNIT AND PARKING

Your application for outline planning permission dated 15 May 1998 and received on 18 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 06 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00857/98/OUT

Date of Decision: 06 November 1998

1. Approval of the details of the 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. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. The trees shown for retention on the approved Drawing No. 828/10D shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

6. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 828/10D.

Reason: In order to ensure that damage does not occur to the trees during building operations.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 828/10D 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.

8. The premises shall be used only for purposes falling within Class B1(c) in Part B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of the residential amenities of the occupiers of the adjacent dwellings.

9. No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or despatched from the site before 7.30 am or after 6.30 pm on Mondays to Fridays, before 7.30 am or after 12 noon on Saturdays, or at any time on Sundays and Bank or Public Holidays.

Reason: In the interests of the residential amenities of the occupants of neighbouring dwellings.

10. Noise from operations conducted on the premises shall not exceed 53.0 dB(A) LAeq or Lmax 69 dB(A), as measured at any point on the site boundary outlined on Drawing No. 828/10D. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Reason: In the interests of the amenity of adjoining residents.