

**Dacorum Borough Council
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00859/99/FUL

**3 COM CENTRE BOUNDARY WAY, HEMEL HEMPSTEAD, HERTS
OFFICE DEVELOPMENT**

Your application for full planning permission dated 11 May 1999 and received on 12 May 1999 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 20 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00859/99/FUL

Date of Decision: 20 September 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

5. 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.

6. The trees shown for retention on the approved Drawing No. HED 223/008 shall be protected during the whole period of site excavation and construction by the erection of fencing in accordance with the specification as detailed in BS 5837 : 1991 "Trees in Relation to Construction" figures 4 and 5 and positioned as shown on Drawing No. HED 223/008.

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

7. 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. HED 223/008.

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

8. No development shall take place until detailed proposals for vehicle parking within the application site shall have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not be occupied until the approved parking arrangements shall have been provided and they shall not be used thereafter for any other purpose other than the parking of vehicles.

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

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 14, 22, 25 and 38

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 25, 26, 28 and 94

Part 5 Environmental Guidelines

Sections 4, 6 and 7

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 28, 29, 31, 50, 55, 59 and 100

Part 5 Environmental Guidelines

Sections 2, 4 and 6