

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0897/95

Dixons Stores Group
Dixons House
Maylands Avenue
Hemel Hempstead
HERTS

Town Planning Consultancy
118 Southwark Street
London
SE1 0SW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Knoll House, Maylands Avenue, Hemel Hempstead

USE OF BUILDING FOR WAREHOUSE AND INCREASE FLOOR SPACE, MODIFICATIONS TO EXISTING
PARKING LAYOUT AND EXTERNAL ALTERATIONS

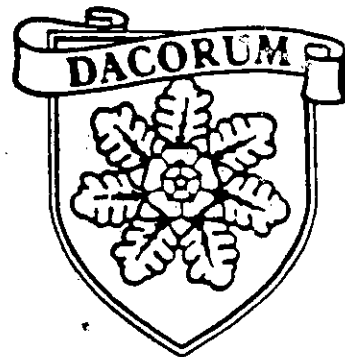
Your application for *full planning permission* dated 04.07.1995 and received on
10.07.1995 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 29.08.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0897/95

Date of Decision: 29.08.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

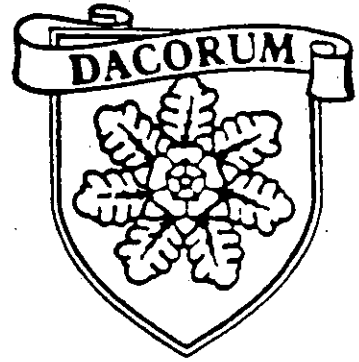
Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The mezzanine floor hatched blue on Drawing No. PKG 101 shall be removed upon the completion of the mezzanine floor hatched blue on Drawing No. PKG 101.
3. This permission relates to a net increase of 204 sq m in floor space.
4. Upon the cessation of the use of the application site by Dixons Stores Group or any other company, organisation, person carrying out the warehousing and distribution use now known as Dixons Stores Group, the parking layout shown on Drawing No. PK1-121 shall be reinstated to fully accord with the layout approved under and subject to Condition 6 of planning permission 4/1281/82, the mezzanine floors hatched brown and crosshatched yellow on Drawing No. PKG 101 shall be permanently removed and the external appearance of the building reinstated to that approved under planning permission 4/1281/82, unless otherwise agreed approved in writing by the local planning authority.

Reasons:

- (a) The site is subject to planning permission 4/1281/82. Conditions were imposed which controlled the future size of the building and to ensure the provision of adequate parking, circulation, loading and unloading facilities, taking into account the size of the site, parking/layout requirements and highway safety. By reference to the information provided by the Applicant in a letter dated 8 June 1995 and the Agent in a letter dated 4 July 1995, the local planning authority is satisfied that the operational requirements of Dixons Stores Group will not need to provide the level of parking that is normally associated with warehousing and distribution, as specified through the adopted parking standards. Notwithstanding this, so as to not prejudice the conditions of planning permission 4/1281/82, the future use of the land for warehousing and distribution can only be safeguarded by the reinstatement of the site to accord with 4/1281/82, unless the local planning authority is satisfied that future occupier(s) operational requirements do not require such reinstatement.
- (b) For the avoidance of doubt.





CONDITIONS APPLICABLE
TO APPLICATION: 4/0897/95

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5. Notwithstanding this permission there shall be full compliance with Conditions 2 and 5 of planning permission 4/1281/82 and no change to the vehicular access, unless otherwise approved in writing by the local planning authority.

Reasons:

- (a) To accord with planning permission 4/1281/82.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Article 3 Part 8 Class A) or any Order revoking and re-enacting that Order with or without modification, there shall be no extension or alteration of the warehouse without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development given the parking matters subject to Conditions 2, 3 and 4, the reasons for Conditions 2, 3 and 4 and the planning history of the site.

