



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0970/96

The Mary Street Estate Ltd  
58 Queen Anne Street  
London  
W1M 9LA

PRC Fewster Architects Ltd  
32 Victoria Road  
Surbiton  
Surrey  
KT6 4JT

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Pratt & Co, Riversend Road/London Road, Hemel Hempstead

ERECTION OF NON-FOOD RETAIL WAREHOUSE. (OUTLINE)

Your application for *outline planning permission* dated 25.07.1996 and received on 26.07.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

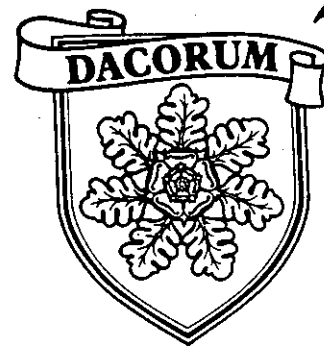
Director of Planning

Date of Decision: 05.09.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0970/96

Date of Decision: 05.09.1996



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Details submitted in accordance with condition 1 hereof shall include:-
  - (a) a survey of the site including levels, natural features, trees and hedges;
  - (b) garaging, parking, circulation, loading and unloading facilities;
  - (c) refuse collection and general storage arrangements;
  - (d) boundary treatment;
  - (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

3. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 2 hereof shall have been provided.

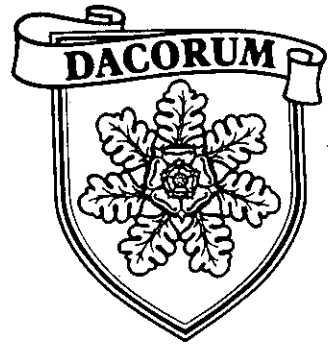
Reason: To ensure a satisfactory development.

4. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0970/96

Date of Decision: 05.09.1996

5. Unless otherwise agreed in writing by the local planning authority, the retail warehouse unit hereby permitted shall not be used for the sale and display of clothing, footwear, toys or food (except ancillary clothing or footwear for DIY, motoring or cycling activities).

Reason: For the avoidance of doubt and to safeguard the viability and vitality of Hemel Hempstead Town Centre.

6. The retail warehouse hereby permitted shall not be internally subdivided to create additional units.

Reason: For the avoidance of doubt and to safeguard the viability and vitality of Hemel Hempstead Town Centre.

7. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 2 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

8. No soakaways shall be constructed in contaminated land.

Reason: To prevent pollution of groundwater.



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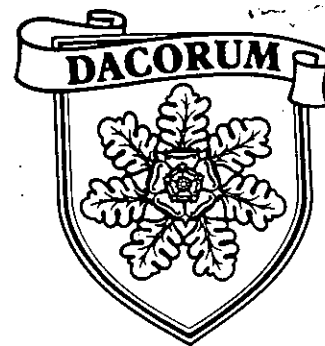
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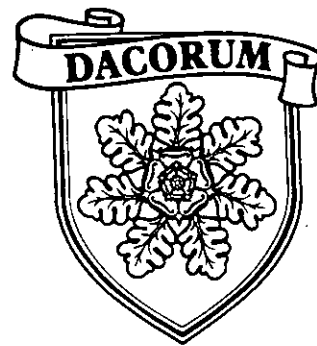
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