

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0993/94

Thorn EMI Pension Trust Ltd
C.R.L. Building
Dawley Road
Hayes
Middx

L.D.A Limited
Devonshire House
60 Station Road
Addlestone
Surrey

DEVELOPMENT ADDRESS AND DESCRIPTION
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60 Maylands Avenue .Ex- Schroff, Hemel Hempstead, Herts

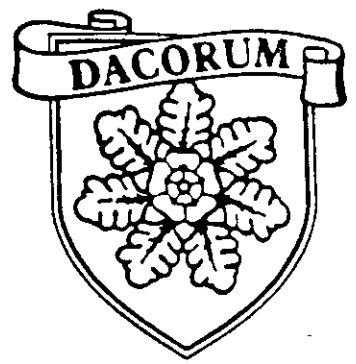
INDUSTRIAL REDEVELOPMENT (B2/B8) WITH ANCILLARY OFFICE AND CAR PARKING

Your application for *full planning permission* dated 22.07.1994 and received on 26.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0993/94

Date of Decision: 08.09.1994

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 development hereby permitted shall be constructed in accordance with the schedule of finishes set out on Drawing No. 9410/P/S, Ref. 4/0993/94FL or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year, shown on Drawing No. 9410/P/4, Ref. 4/0993/94).

Reason: To maintain and enhance visual amenity.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 9410/P/1, Ref. 4/0993/94 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.

5. There shall be no further horizontal subdivision of the building hereby permitted, nor shall any additional floor space be provided within the building above ground level, whether by means of a freestanding structure or otherwise, without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over the creation of additional floor space and therefore pressure for increased vehicle parking.