



# PLANNING

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MR E ABT  
ABT ARCHITECTURE AND PLANNING  
2/26-28 GLOUCESTER SQUARE  
LONDON  
W2 2TB

Applicant:  
Coopers Animal Health Ltd  
c/o Mallinckrodt Veterinary  
Breakspear Road South  
Harefield, Uxbridge  
MIDDX UB9 6LS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01004/95/OUT

MANSION HOUSE SITE BERKHAMSTED HILL BERKHAMSTED HERTS  
RE-ORGANISATION AND REDEVELOPMENT OF SITE TO FORM BUILDINGS  
FOR OFFICE, INDUSTRIAL, RESEARCH AND DEVELOPMENT USE (RENEWAL  
OF OUTLINE CONSENT 4/0798/91)

Your application for outline planning permission dated 31 July 1995 and received on  
3 August 1995 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 July 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/01004/95/OUT**

Date of Decision: 10 July 1997

**1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto 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. The total floorspace of buildings on the site shall not exceed 9940 sq m (nine thousand nine hundred and forty square metres).**

Reason: A greater amount of development would not be acceptable in this Green Belt location.

**5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification, there shall be no extensions to any building without the express written consent of the local planning authority.**

Reason: A greater level of development would not be acceptable in this Green Belt location.

**6. The development hereby permitted shall not be carried out and this permission shall become of no effect, if any further work beyond the formation of footings on the permission granted on 21 November 1984 for three storey office block, two storey amenity block and covered way at Berkhamsted Hill (Ref: 4/0782/84) is at any time carried out.**

Reason: For the avoidance of doubt.

**CONDITIONS APPLICABLE TO APPLICATION: 4/01004/95/OUT**

Date of Decision: 10 July 1997

7. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the permission for three storey office block, two storey amenity block and covered way granted on 21 November 1984 (Ref: 4/0782/84).

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

8. This permission does not imply any consent for the illustrative building types shown on the submitted drawings.

Reason: For the avoidance of doubt.

9. There shall be no new vehicular access to the site without the prior express consent in writing of the local planning authority.

Reason: Any new access may adversely affect the appearance of Berkhamsted Common.

10. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed and they shall be kept clear and available for proper use at all times.

Reason: To ensure a satisfactory development.

11. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

12. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 11 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

13. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for the storage of refuse in properly constructed refuse stores.

Reason: To prevent unsightly outside storage.

**14. Apart from the storage of refuse in the refuse stores referred to in condition 13 no storage or industrial process shall take place outside the buildings.**

Reason: To prevent unsightly outside storage and the carrying out of industrial processes close to adjacent residents.

**15. The wall on the eastern frontage shall be retained. Any part which may accidentally fall or be demolished shall be rebuilt.**

Reason: To preserve the setting of the listed buildings and the other associated buildings on the site.

**16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates, walls, hedges or other means of enclosure shall be erected or planted without the prior consent in writing of the local planning authority.**

Reason: To preserve the setting of the listed buildings and the other associated buildings on the site.

**17. Details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crown spread, bole diameter, age and conditions of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.**

Reason: To maintain and enhance visual amenity.

**18. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after the completion of the development. Any trees being removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed in writing with the local planning authority.**

Reason: To maintain and enhance visual amenity.

**19. A 1500mm high chestnut paling fence shall be erected to the full extent of the canopy of each tree or group of trees to be retained on the site before the commencement of clearing, demolition or building operations. The land so enclosed shall be kept clear of all materials and machinery at all times and the existing soil levels under the tree canopies shall not be altered.**

Reason: To prevent damage to trees.

**CONDITIONS APPLICABLE TO APPLICATION: 4/01004/95/OUT**

Date of Decision: 10 July 1997

20. 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.

Reason: To maintain and enhance visual amenity.

21. Before the development hereby permitted commences a comprehensive ground survey of the site shall be undertaken and the results provided to the local planning authority. The survey shall establish the presence or otherwise of toxic noxious or explosive substances (including gases) in the topsoil and subsoil and, if present, what measures are necessary to protect any structures existing or to be built on the site, including underground services and to protect any persons using the land or structures from any contamination so found.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

22. Before the development commences a scheme for nullifying the adverse effects of any ground contamination identified by the survey referred to in Condition 21 shall be submitted to and approved by the local planning authority. Any such scheme as may be approved shall be implemented prior to the occupation of any building.

Reason: To ensure satisfactory identification and treatment of any ground contamination.

23. The construction of solvent chemical oil or fuel storage facilities shall be carried out only in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To prevent pollution of the water environment.