

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1029/91

Caracola Developments Ltd
PO Box 505, St Alphage Hse.
Fore Street
London
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D W Clark
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Hertford
Herts
SG14 1AL

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land at Northbridge Road, Berkhamsted,

BUILDINGS FOR BUSINESS USE (CLASS B1) GENERAL INDUSTRIAL USE (CLASS B2). &
WAREHOUSE USE (CLASS B8) (OUTLINE)

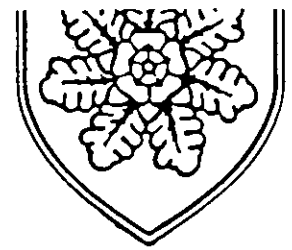
Your application for *outline planning permission* dated 22.07.1991 and received on 23.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.11.1991

(encs. - Conditions and Notes).

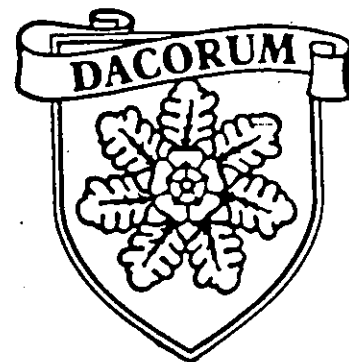
Date of Decision: 15.11.1991



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.
2. 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.
3. Details submitted in accordance with condition No. 1 of this permission shall illustrate the provision of small units, of not more than 235 sq m and no unit shall thereafter be combined in any manner or occupied in conjunction with any other unit on the site so as to create an undertaking with a floor area in excess of 235 sq m
4. Not less than 13% of floor space shall be devoted to small units in accordance with condition No. 3 of this permission.
5. Not more than 49% of floor space shall be used as offices falling within Class B1 (a) of the Schedule to the Town and Country Planning Use Classes Order 1987, excluding offices ancillary to the primary use of buildings for industrial or warehouse purposes.
6. Vehicular access to the development shall be from Northbridge Road only.
7. Each building shall be provided with off-street car parking facilities in accordance with the standards adopted by the local planning authority.
8. There shall be no storage of goods, containers, waste or rubbish otherwise than in an enclosed building or properly constructed refuse storage compound.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1029/91

Date of Decision: 15.11.1991



9. Between the hours of 07.30 am and 18.30 pm on Mondays to Fridays inclusive, noise from operations conducted on the premises shall not exceed 51 dB(A) as measured on the canal boundary over any 15 minute period, and expressed as 15 minute equivalent continuous sound pressure level (Leq 15 mins). At any other time, noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 45 dB(A) (Leq 15 mins). The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
- 3&4. To reflect proposals incorporated in the Dacorum Borough Local Plan Deposit Draft whereby adequate provision is to be made for the accommodation of small firms.
5. To ensure that the site provides a mix of uses, to reflect proposals incorporated in the Dacorum Borough Local Plan Deposit Draft.
6. To ensure that the means of access to the site is adequate to serve the proposed development.
7. To provide adequate and satisfactory provision of off-street car parking accommodation.
8. In the interests of visual amenity and to prevent the misuse of car parking and circulation areas.
9. To safeguard the residential amenity of surrounding areas.