

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1062/95

Muraspec Limited
74 - 78 Wood Lane End
Hemel Hempstead
Herts

Architects Co-Partnership
Northaw House
Coopers Lane, Northaw
Potters Bar, Herts
EN6 4PS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land at the Junction of Swallowdale Lane and Maxted Road, Hemel Hempstead

HEAD OFFICE AND STORAGE AND DISTRIBUTION CENTRE

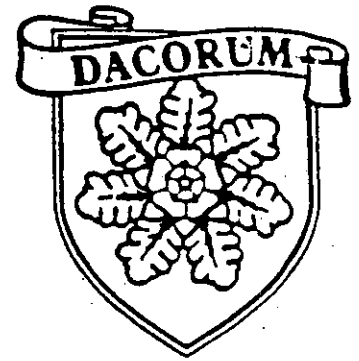
Your application for *full planning permission* dated 17.08.1995 and received on 17.08.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.09.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1062/95

Date of Decision: 28.09.1995

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. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

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.

Reason: To maintain and enhance visual amenity.

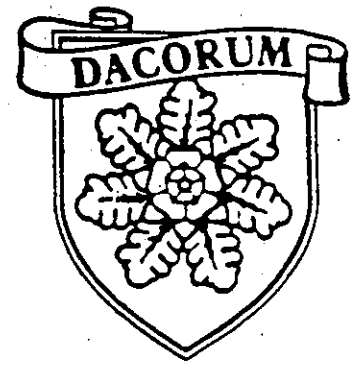
4. Within the land hatched green on Drawing No 2683/17 no building or permanent structure shall be erected or positioned.

Reason: To safeguard proposals of the local highway authority.

5. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.





CONDITIONS APPLICABLE
TO APPLICATION: 4/1062/95

Date of Decision: 28.09.1995

6. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. In particular, any operations or excavations within five metres of the trunks of the existing trees on the site frontage to Maxted Road shall be carried out using only hand-held tools and equipment. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

7. Provision shall at all times be made on the site for the parking of vehicles in accordance with the parking guidelines set out in the adopted Dacorum Borough Local Plan in order to serve the floor space constructed on the site for the time being, or such other number of spaces as may be agreed in writing by the local planning authority.

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

