

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1067/94

Lex Service PLC  
Lex House  
Boston Drive  
Bourne End  
BUCKS SL8 8YS

Edmund Kirby  
8 King Street  
Manchester  
M2 6AQ

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Land Adjacent Hollybank, London Road, Hemel Hempstead

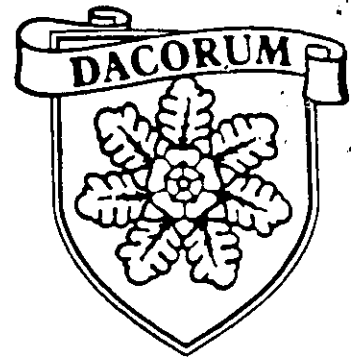
USE OF LAND FOR THE SALE OF CARS, WORKSHOP (INCLUDING MOT FACILITY) SALES OFFICE  
BUILDING AND CAR PARKING AREAS AND ALTERATIONS TO EXISTING ACCESS

Your application for *full planning permission* dated 03.08.1994 and received on  
15.08.1994 has been **GRANTED**, subject to any conditions set out on the attached  
sheet(s).

Director of Planning

Date of Decision: 29.09.1994

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1067/94

Date of Decision: 29.09.1994

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. 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.

3. 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. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

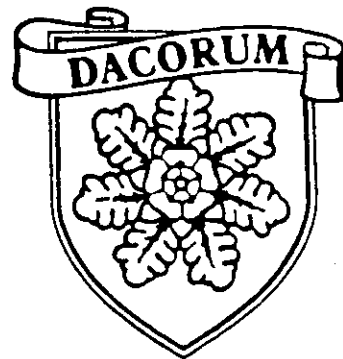
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping and boundary treatment retaining walls, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together 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.

5. 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.

Cont'd



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1067/94

Date of Decision: 29.09.1994

6. No development shall take place until there has been submitted to and approved by the local planning authority details of existing and proposed levels across the whole site, and the development hereby permitted shall not be carried out otherwise than in accordance with such details as may be approved.

Reason:

7. No soakaways shall be constructed such that they penetrate the water table.

Reason: to prevent pollution of ground works

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation, shown on Drawing No. 1520P (05) 04B 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.

9. The development hereby permitted shall not be brought into use until the wall shown on Drawing no. 1520/p (05) 09 shall have been constructed in accordance with the approved details and before work is started on the wall the materials to be used shall be submitted to and approved by the local planning authority and thereafter the wall shall be permanently retained.

Reason: To permanently safeguard the residential amenity and the setting of "Hollybank" a Grade II Listed Building which adjoins the site.

10. Details submitted in accordance with condition 4 shall include the numbers, species and planting location of the trees, shrubs and hedgerow which shall form the 1200mm wide landscape strip shown on Drawing no. 1520/p (05) 09 and this shall be planted fully in accordance with the approved details and maintained thereafter in accordance with condition 5.

Reason: To permanently safeguard the residential amenity and the setting of "Hollybank" a Grade II Listed Building which adjoins the site.