

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



JOHNSON AND PARTNERS
39a HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AA

MR COLOME
35-37 HIGH STREET
KINGS LANGLEY
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01081/00/FUL

35-37 HIGH STREET, KINGS LANGLEY, HERTS, WD4 8AB
DEMOLITION OF EXISTING STORE AND CONSTRUCTION OF NEW STORE (
REVISED SCHEME)

Your application for full planning permission dated 09 June 2000 and received on 12 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Nobley

Development Control Manager

Date of Decision: 04 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01081/00/FUL

Date of Decision: 04 January 2001

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The building shall not be brought into use until the chimney stack shall have been constructed in accordance with the approved drawings.

Reason: In the interests of the visual amenities of the Conservation Area and the setting of the adjacent listed buildings.

4. The building shall only be used for storage or industrial purposes falling within Classes B1(c) and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of the amenities of the occupiers of adjacent premises.

5. No work shall be carried out in the implementation of this permission until details of landscaping and boundary treatment for the proposed patio garden shown on the approved drawings shall have been submitted to and approved in writing by the local planning authority. These details shall include a timetable for the carrying out of the approved landscaping and boundary treatment, and the building shall not be brought into use until the landscaping and boundary treatment shall have been provided in accordance with the approved details and the approved timetable.

Reason: In the interests of residential amenity.

6. Within one month of the date of this permission, the caravan presently located in the area shown hatched green on the approved drawings shall be removed from the site.