

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/1086/92

Burmah Petroleum Fuels Ltd  
Burmah Castrol House  
Pipers Way  
Swindon  
Wilts

N Clark Architects  
24 The Parade  
Marlborough  
Wilts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

County Autopoint, Queensway, Hemel Hempstead

REDEVELOP PETROL FILLING STATION, NEW PUMPS, CANOPY, JET WASH ETC. ALTERATIONS TO ACCESS, DEMOLITION OF EXISTING WORKSHOP/OFFICE

Your application for *full planning permission* dated 19.08.1992 and received on 25.08.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

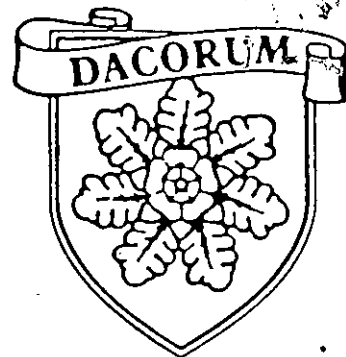
Director of Planning.

Date of Decision: 16.10.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1086/92

Date of Decision: 16.10.1992



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 samples 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 enable the local planning authority to retain control over the appearance of the development in the interests of the visual amenity of the street scene, taking into account the prominence of the site within the locality.

3. Notwithstanding the details shown on Drawing No. 0531-105 this permission does not extend to the details of the vehicular accesses linking the site with Adeyfield Road and Queensway respectively and prior to commencement of work at the site a scheme shall be submitted to and approved by the local planning authority showing narrower access widths; the approved access and egress details shall be fully provided before the development is first brought into use.

Reason: In the interests of highways safety.

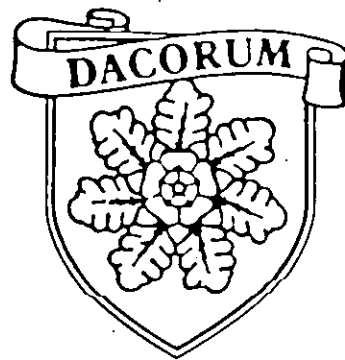
4. No work shall be commenced at the site until a scheme has been submitted to and approved by the local planning authority showing signs which are to be displayed to ensure that users, with the exception of lorries delivering petrol, of the development hereby permitted enter the site from Adeyfield Road and leave the site by using the egress onto Queensway, as shown by the annotated arrows indicated on Drawing No. 0531-105; such signs shall be provided prior to the development being first brought into use and shall thereafter be permanently retained.

Reason: The policies of the Development Plan aim to ensure that new development does not prejudice the residential amenity of nearby dwellinghouses. Due to the closeness of the site to dwellinghouses opposite in Lower Adeyfield Road, the local planning authority is of the opinion that the use of the access facility onto Lower Adeyfield Road should be used for ingress only. This will ensure that the use of the site, which will be more intensive than current circumstances, due to greater activity, is not detrimental to the residential amenity of the dwellinghouses opposite in Adeyfield road. There would be harm to the amenity of these properties if the access onto Adeyfield Road is used for egress due to the combined effect of headlamp glare, noise and general disturbance.

/Continued...

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1086/92

Date of Decision: 16.10.1992



5. The site shall not be open for trade outside the hours of 07.00 to 22.30 Mondays to Sundays.

Reason: The policies of the Development Plan aim to ensure that new development does not prejudice the residential amenity of nearby dwellinghouses. Subject to the operation of the use in accordance with Condition 4, the local planning authority is of the opinion that during the day and in the evening, the activities at the site would not be detrimental to the residential amenity of nearby dwellinghouses in Adeyfield Road opposite. During the late evening and overnight the background noise of the locality is lower due to the lower level of activity. The use of the site beyond the times specified by this condition would be most apparent to the occupiers of the nearby residential properties due to the combined effect of a range of factors, such as engines starting, doors shutting and the activities of customers visiting the premises. During this period local residents would reasonably expect the area to be quiet and consequently the use of the premises beyond the times specified would cause harm to the existing residential environment due to unacceptable disturbance and noise.

6. The premises shall not be used for the sale of hot food.

Reason: For the avoidance of doubt as the details submitted with the application only refer to "petrol sales" and "associated retail". The Town and Country Planning (Uses Classes) Order 1987 excludes the sale of hot food from Class A.1 entitled "Shops". The use of the premises for such purposes would require assessment upon its individual merits, taking into account inter alia effect upon residential amenity, the increased level of activity, the highway implications and crime prevention.

7. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site in the interests of pollution control due to the discharge of vehicle de-waxing and washing chemicals etc emanating from the use of the premises and the disposal of sewerage).

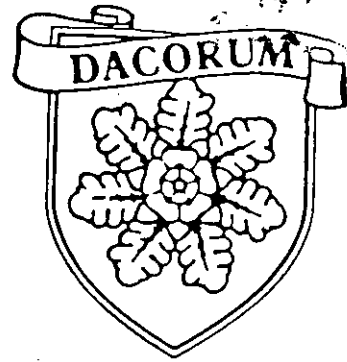
8. Litter bins shall be provided at the site before the use is commenced, in accordance with a scheme to be submitted to and approved by the local planning authority.

Reason: To safeguard the visual and residential amenity of the locality.

/Continued...

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1086/92

Date of Decision: 16.10.1992



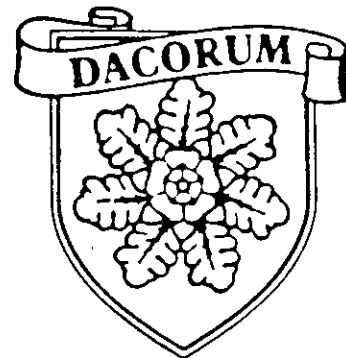
9. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping showing the numbers, species and proposed location of all new shrubs and other vegetation, as well as surfacing materials and boundary treatment.

Reason: (a) For the avoidance of doubt, taking into account the details shown on Drawing No. 0531-105 relating to the details referred to in this Condition.

(b) The landscaping scheme is necessary in the interests of the visual and residential amenity of the locality.

10. 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: In the interests of visual amenity.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1086/92

Burmah Petroleum Fuels Ltd  
Burmah Castrol House  
Pipers Way  
Swindon  
Wilts

N Clark Architects  
24 The Parade  
Marlborough  
Wilts

DEVELOPMENT ADDRESS AND DESCRIPTION

County Autopoint, Queensway, Hemel Hempstead

REDEVELOP PETROL FILLING STATION, NEW PUMPS, CANOPY, JET WASH ETC. ALTERATIONS TO ACCESS, DEMOLITION OF EXISTING WORKSHOP/OFFICE

Your application for *full planning permission* dated 19.08.1992 and received on 25.08.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.10.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1086/92

Date of Decision: 16.10.1992

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 samples 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 enable the local planning authority to retain control over the appearance of the development in the interests of the visual amenity of the street scene, taking into account the prominence of the site within the locality.

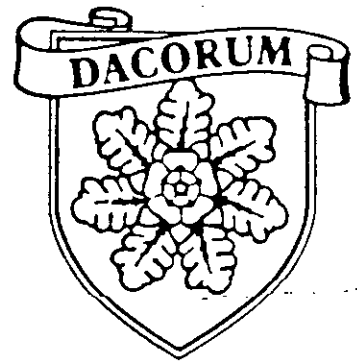
3. Notwithstanding the details shown on Drawing No. 0531-105 this permission does not extend to the details of the vehicular accesses linking the site with Adeyfield Road and Queensway respectively and prior to commencement of work at the site a scheme shall be submitted to and approved by the local planning authority showing narrower access widths; the approved access and egress details shall be fully provided before the development is first brought into use.

Reason: In the interests of highways safety.

4. No work shall be commenced at the site until a scheme has been submitted to and approved by the local planning authority showing signs which are to be displayed to ensure that users, with the exception of lorries delivering petrol, of the development hereby permitted enter the site from Adeyfield Road and leave the site by using the egress onto Queensway, as shown by the annotated arrows indicated on Drawing No. 0531-105; such signs shall be provided prior to the development being first brought into use and shall thereafter be permanently retained.

Reason: The policies of the Development Plan aim to ensure that new development does not prejudice the residential amenity of nearby dwellinghouses. Due to the closeness of the site to dwellinghouses opposite in Lower Adeyfield Road, the local planning authority is of the opinion that the use of the access facility onto Lower Adeyfield Road should be used for ingress only. This will ensure that the use of the site, which will be more intensive than current circumstances, due to greater activity, is not detrimental to the residential amenity of the dwellinghouses opposite in Adeyfield road. There would be harm to the amenity of these properties if the access onto Adeyfield Road is used for egress due to the combined effect of headlamp glare, noise and general disturbance.

/Continued...



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1086/92

Date of Decision: 16.10.1992

5. The site shall not be open for trade outside the hours of 07.00 to 22.30 Mondays to Sundays.

Reason: The policies of the Development Plan aim to ensure that new development does not prejudice the residential amenity of nearby dwellinghouses. Subject to the operation of the use in accordance with Condition 4, the local planning authority is of the opinion that during the day and in the evening, the activities at the site would not be detrimental to the residential amenity of nearby dwellinghouses in Adeyfield Road opposite. During the late evening and overnight the background noise of the locality is lower due to the lower level of activity. The use of the site beyond the times specified by this condition would be most apparent to the occupiers of the nearby residential properties due to the combined effect of a range of factors, such as engines starting, doors shutting and the activities of customers visiting the premises. During this period local residents would reasonably expect the area to be quiet and consequently the use of the premises beyond the times specified would cause harm to the existing residential environment due to unacceptable disturbance and noise.

6. The premises shall not be used for the sale of hot food.

Reason: For the avoidance of doubt as the details submitted with the application only refer to "petrol sales" and "associated retail". The Town and Country Planning (Uses Classes) Order 1987 excludes the sale of hot food from Class A.1 entitled "Shops". The use of the premises for such purposes would require assessment upon its individual merits, taking into account inter alia effect upon residential amenity, the increased level of activity, the highway implications and crime prevention.

7. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site in the interests of pollution control due to the discharge of vehicle de-waxing and washing chemicals etc emanating from the use of the premises and the disposal of sewerage).

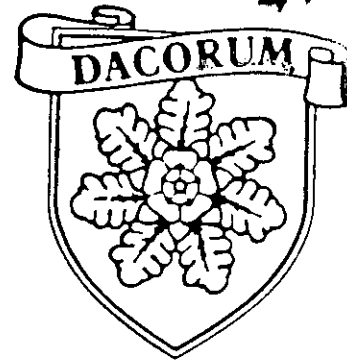
8. Litter bins shall be provided at the site before the use is commenced, in accordance with a scheme to be submitted to and approved by the local planning authority.

Reason: To safeguard the visual and residential amenity of the locality.

/Continued...

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1086/92

Date of Decision: 16.10.1992



9. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping showing the numbers, species and proposed location of all new shrubs and other vegetation, as well as surfacing materials and boundary treatment.

Reason: (a) For the avoidance of doubt, taking into account the details shown on Drawing No. 0531-105 relating to the details referred to in this Condition.

(b) The landscaping scheme is necessary in the interests of the visual and residential amenity of the locality.

10. 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: In the interests of visual amenity.