



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

KINGSPARK DEVELOPMENTS LTD
KINGSPARK HOUSE
1 MONKSPATH HALL ROAD
SOLIHULL
WEST MIDLANDS
B90 4FY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01089/97/FUL

EX KODAK SITE Y, SWALLOWDALE LANE, HEMEL HEMPSTEAD, HERTS, HP2
DISTRIBUTION, REPAIR AND MAINTENANCE UNIT WITH OFFICES, SERVICE
YARD AND CAR PARKING

Your application for full planning permission dated 7 July 1997 and received on 7 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01089/97/FUL

Date of Decision: 17 September 1997

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. The development hereby permitted shall be constructed in accordance with the schedule of materials submitted on 16 July 1997 or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 29145 S 098 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.

4. 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, plant sizes and proposed planting location of all new trees shrubs and hedgerows.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

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 a 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

CONDITIONS APPLICABLE TO APPLICATION: 4/01089/97/FUL

Date of Decision: 17 September 1997.

6. Notwithstanding the details submitted there shall be no gate between the parking area for 85 cars and the "potential" parking area for 48 spaces shown on Drawing No. 29145 S 098 unless otherwise agreed in writing with the local planning authority.

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

7. Surface water drainage works shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To prevent the increased risk of flooding.

8. The construction of the surface and storm water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To prevent pollution of the water environment.

9. This consent does not extend to the removal of the central island in the current access to Swallowdale Lane.

Reason: For the avoidance of doubt in and the interests of highway safety.