



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1130/90

Oakstead Developments Ltd
The Pinnacles, Elizabeth Way
Harlow
Essex
CM19 5AR

Oakstead Developments Ltd
The Pinnacles, Elizabeth Way
Harlow
Essex

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Warners End Garage, Warners End Road, Heme1 Hempstead

REDEVELOPMENT OF PETROL FILLING STATION

Your application for *full planning permission* dated 07.08.1990 and received on 09.08.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 17.12.1990

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1130/90

Date of Decision: 17.12.1990

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
4. The development shall not be brought into use until the existing points of access have been altered and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
5. Sight lines of 2.4 m x 35 m shall be provided in each direction at both the access points within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
6. The kerb radii of both the access points shall be 6 m and shall include a pram/wheelchair crossing.
7. The enclosing building for the car wash shall incorporate sound deadening tiles to reduce sound transmission from the drying equipment and a Crawford 342 "up and over" insulated automatic door in the east (entrance) elevation or such other door or solid closure as may be approved in writing by the local planning authority.
8. All noise emitting plant associated with the car wash shall be contained within the building structure.
9. The car wash shall only be operated with the acoustic door referred to in condition (7) above shut and an interlock shall be fitted and maintained to the satisfaction of the local planning authority to ensure that mode of operation.
10. Between the hours of 8.00 am to 10.00 pm Monday to Saturday inclusive, noise from operations conducted on the premises shall not exceed 50 dBA as measured on the eastern boundary over any 15 minute period and expressed as that noise level which is exceeded for 90% of the time over any 15 minute period (L₉₀ 15 minutes). At any other time, noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 40 dBA (L₉₀ 15 minutes). The measurements shall be taken at a height of 1.2 metres above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1130/90 (cont'd)



11. The car wash and vacuum cleaning apparatus shall only be operated between 8.00 am and 10.00 pm Monday to Saturday, and from 10.00 am to 8.00 pm Sunday.
12. Before the development commences a scheme for noise reduction on the site shall be submitted to and approved by the local planning authority.
13. Before the development hereby permitted is commenced further details of the boundary treatment along the eastern boundary of the site, including the erection of a 2 m brick wall on part of its length, shall be submitted to and agreed by the local planning authority. Such details as are agreed shall be implemented before the development permitted is brought into use.
14. 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.
15. 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.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-6 In the interests of highways safety.
- 7-12 In the interests of amenity and to ensure an adequate standard of sound attenuation.
13. In the interests of amenity.
- 14-15 To maintain and enhance visual amenity.