

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MICHAEL GINN ASSOCIATES
STUDIO 8
1 BALTIC PLACE
LONDON
N1 5AQ

MR R & MRS N SANDLER
C/O SANDLER SEATING
58-63 THREE COLTS LANE
LONDON
E2 6JR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01140/00/FUL

UK HOUSE, HICKS ROAD, MARKYATE, ST. ALBANS, HERTS, AL3
CHANGE OF USE FROM B1 TO B8

Your application for full planning permission dated 23 May 2000 and received on 22 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 28 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01140/00/FUL

Date of Decision: 28 September 2000

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 use hereby permitted shall not be commenced until details of any external storage showing height and location of any such storage shall have been submitted to and approved in writing by the local planning authority. The use shall be operated in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual amenities of the area and the amenities of adjoining residents.

3. No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or despatched from the site before 7.30 am or after 6.30 pm on Mondays to Fridays, before 7.30 am or after 12 noon on Saturdays, or at any time on Sundays and Bank or Public Holidays.

Reason: In the interests of the residential amenities of the occupants of neighbouring dwellings.

4. The level of noise emitted from the site shall not exceed 53.0 dB(A) LAeq (Lmax not to exceed 69 dB(A)) between 8.30 am and 6.30 pm Monday to Friday, and between 8.30 am and 12 noon on Saturdays, as measured at any point on the boundary outlined on the approved location plan Drawing No. 2221.P.01. The measurements shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the boundary, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Reason: In the interests of the amenity of adjoining residents.

5. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include car and lorry parking layouts, other vehicle and pedestrian access and circulation areas, loading/unloading arrangements, hard surfacing materials, planting plans and schedules of plants (noting species, plant sizes and proposed numbers/densities).

Reason: To improve the visual character of the employment location.

6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To improve the visual character of the employment location.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 2 and 14

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 2, 7, 8, 9, 10, 25, 28, 33, 54 and 94

Part 5 Environmental Guidelines

Sections 2, 4, 6 and 7

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 2, 7, 8, 9, 10, 11, 28, 31, 37, 59 and 100

Part 5 Environmental Guidelines

Sections 2, 4, 6 and 7