



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

INDUSTRIAL STRUCTURES
SUITE 1 BUCHANAN HOUSE
MALTHOUSE SQUARE
PRINCES RISBOROUGH
BUCKS
HP27 9AQ

Applicant:

QUESTSPAN LTD
TRAMAY BUSINESS PARK
BRILL
BUCKS
HP18 9TY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01175/98/FUL

EX S H PRATT & CO LTD, RIVERSEND ROAD, HEMEL HEMPSTEAD, HERTS,
HP3 9AJ
INDUSTRIAL/STORAGE DEVELOPMENT (B1(C)/B8 INCLUDING SHOWROOM

Your application for full planning permission dated 06 June 1998 and received on 07 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 August 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01175/98/FUL

Date of Decision: 11 August 1998

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 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: 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 Plan No. 4/1175/98 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. Within a month of this decision full details of both hard and soft landscaping shall have been submitted to and approved by the local planning authority and these works shall be carried out as approved.

Reason: In the interests of visual amenity.

5. The plans and particulars submitted in accordance with condition 4 above shall include details of the size, species, and position of all trees to be planted, and the proposed time of planting.

Reason: In the interests of visual amenity.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: In the interests of visual amenity.

7. The showroom area shall be limited to the area shown on approved plan 4/1175/98 and shall only be used for the display of vehicles.

Reason: In order that sufficient parking is available for the development and to accord with Policy 28 of the Dacorum Borough Local Plan.