



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1195/96

Sun Life Properties Ltd
107 Cheapside
London
EC2V 6DU

Lambert Smith Hampton
158 Marlowes
Hemel Hempstead
Herts
HP1 1BA

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Unit 4 Maylands Court, Maxted Road, Hemel Hempstead

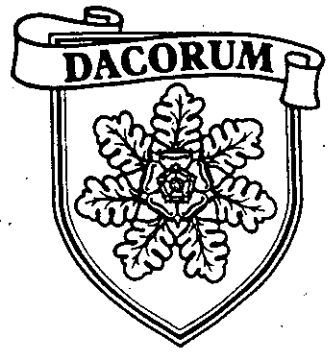
CHANGE OF USE FROM LIGHT INDUSTRIAL TO LIGHT INDUSTRIAL, WAREHOUSE, SHOWROOM AND OFFICES

Your application for *full planning permission* dated 10.09.1996 and received on 19.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 12.11.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1195/96

Date of Decision: 12.11.1996

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

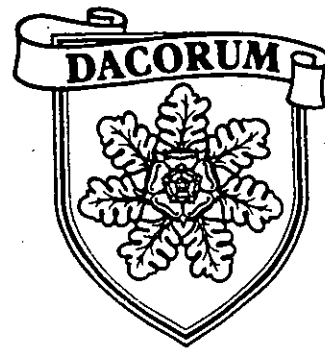
Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. Only 436 sq m of the gross floor area of the unit (1,207 sq m) shall be used at any one time for showroom purposes within the areas hatched orange on Plans A, B and C received by the local planning authority on 11 November 1996 and there shall be no trade counter formed within Unit 4 to serve the ancillary showroom.

Reason: National and development plan policies aim to maintain the viability and vitality of the existing retail function of the town and local centres. The introduction of a retail use within the Unit, so that it would be the primary use, would be in direct conflict with national/development plan policies. The grant of this planning permission is on the basis that any future owner/occupier of Unit 4 will use the showroom floor space as ancillary to the light industrial/warehouse/office use which is an acceptable/appropriate use for the building in Maylands Avenue General Employment Area. To this effect the showroom will function without a trade counter for retail sales with reliance upon custom by appointment only.

3. In the event of the introduction of additional floor space within the Unit through the provision of mezzanine floors, this shall not be used for showroom purposes.

Reason: The introduction of additional showroom floor space will be unacceptable for the reasons specified in Condition 2.



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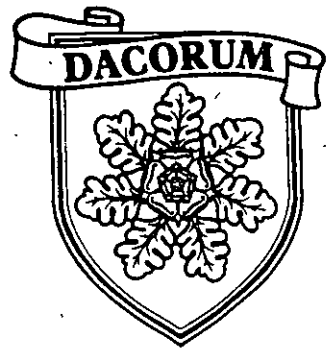
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