

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1233/95

Thorn EMI Pension Trust Ltd
CRL House
Dawley Road, Hayes
Middlesex
UB3 1HH

Cecil Denny Highton
Axtell House
23-24 Warwick Street
London
W1R 6DH

DEVELOPMENT ADDRESS AND DESCRIPTION
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60 Maylands Avenue, Hemel Hempstead, Herts

INDUSTRIAL/WAREHOUSE UNIT AND ANCILLARY OFFICES (REVISED SCHEME)

Your application for *full planning permission* dated 22.09.1995 and received on 25.09.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 25.10.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1233/95

Date of Decision: 25.10.1995

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. The development hereby permitted shall be constructed in white prefinished profiled cladding (industrial), white prefinished flat panel cladding (offices) and grey prefinished profiled sheeting (roof) or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. 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.

Reason: To maintain and enhance visual amenity.

4. 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.

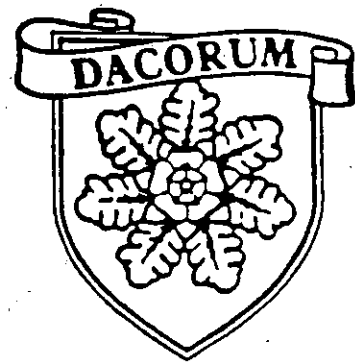
Reason: To maintain and enhance visual amenity.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing No AL(00)102A, Local Authority reference 4/1233/95FL 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.

cont...





CONDITIONS APPLICABLE
TO APPLICATION: 4/1233/95 (CONTINUED)

Date of Decision: 25.10.1995

6. Notwithstanding the provisions of Class B, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto the building hereby permitted shall not be used for purposes falling within Class B1, Part B of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: In order that the local planning authority may retain control over the development and prevent increased demand for vehicle parking.

7. There shall be no further horizontal subdivision of the building hereby permitted, nor shall any additional floorspace be provided within the building above ground level, whether by means of a freestanding structure or otherwise, without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over the creation of additional floorspace and therefore pressure for increased vehicle parking.

