

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



FRONTIER ESTATES LTD  
ACORN HOUSE  
MIDSUMMER BOULEVARD  
MILTON KEYNES  
BUCKS  
MK9 3HP

FRONTIER ESTATES (HEMEL) LTD AND TIGER HAULAGE LTD  
C/O FRONTIER ESTATES LTD  
ACORN HOUSE  
MIDSUMMER BOULEVARD  
MILTON KEYNES BUCKS  
MK9 3HP

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01247/00/FUL**

**ADJ, FINWAY ROAD, HEMEL HEMPSTEAD, HERTS, HP2**  
WAREHOUSE/INDUSTRIAL UNITS WITH ACCESS, SERVICE YARDS AND CAR  
PARKING

Your application for full planning permission dated 03 July 2000 and received on 06 July 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Sandra Noble*

Development Control Manager

Date of Decision: 28 September 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/01247/00/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. 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: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**3. 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**4. The trees shown for retention on the approved Drawing No. PL/120 Rev. A shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**5. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. PL/120 Rev. A.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. PL/120 Rev. A 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.

**NOTE:**

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

**Hertfordshire Structure Plan Review 1991 - 2011**

Policies 1, 2, 6, 14, 22 and 25

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 25, 26, 27, 28, 32, 46, 49, 50, 51, 52, 55, 59 and 74

**Part 4 Area Proposals**

Land for Employment Development at North East Hemel Hempstead

**Part 5 Environmental Guidelines**

Sections 1, 2, 4, 6 and 7

**Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 11, 28, 29, 30, 31, 52, 54, 55 and 59

**Part 5 Environmental Guidelines**

Sections 1, 2, 4, 6, 7 and 16