

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1290/94

The Mary Street Estate Ltd  
Cambermarsh Management Services  
58 Queen Anne Street  
London  
W1M 9LA

PRC Architects Ltd  
32 Victoria Road  
Surbiton  
Surrey  
KT6 4JT

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Bus Depot, London Road, Hemel Hempstead

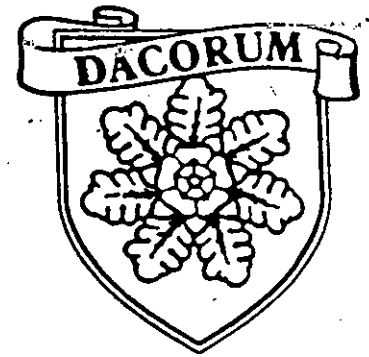
ERECTION OF NON-FOOD RETAIL WAREHOUSE, CAR PARKING AND SERVICE YARD

Your application for *full planning permission* dated 26.09.1994 and received on 04.10.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.02.1995

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1290/94

Date of Decision: 16.02.1995

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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No work shall be started on the development hereby permitted until full details of existing and proposed site levels shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

4. The development shall not be brought into use until the proposed access has been constructed as generally shown on Drawing No. 2140 0394 P05 and the footway/verge has been reinstated to the current specification of Hertfordshire County Council and to the local planning authority's satisfaction.

Reason: For the avoidance of doubt and to ensure a satisfactory development.

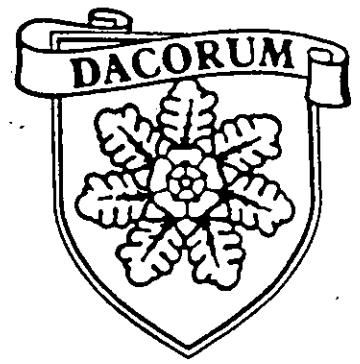
5. All parking, delivery and storage areas associated with the construction of the development hereby permitted shall be provided on land which is not public highway and the use of such areas shall not unreasonably interfere with the public highway.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and in the interests of highways safety.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on plan 2140 0394 P01 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.

Continued



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1290/94

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7. 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.

8. 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.

9. Unless otherwise agreed in writing by the local planning authority, the retail warehouse units hereby permitted shall not be used for the sale and display of clothing, footwear, toys or food (except ancillary clothing or footwear for DIY, motoring or cycling activities).

Reason: In order to limit the impact from the proposed development or other shopping centres.

10. The two retail warehouses hereby permitted shall not be internally subdivided to create additional units without the prior written approval of the local planning authority.

Reason: In order to avoid duplication with smaller stores in Hemel Hempstead and to limit the impact from the proposed development on other shopping centres.

11. No demolition of any of the existing buildings on the site shall take place until the existing Bus Depot operation shall have been relocated and shall have recommenced either pursuant to the grant of planning permission in that behalf or otherwise as may be agreed in writing by the local planning authority.

Reason: In order to comply with the requirements of Policy 29 of the Dacorum Borough Local Plan.