



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CAMERON MCKENNA
SCEPTRE COURT
40 TOWER HILL
LONDON
EC3N 4BB

Applicant:

BRIXTON ESTATE PLC
22-24 ELY PLACE
LONDON

EC1N 6TQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01300/97/FUL

UNIT C, MAYLANDS WOOD ESTATE, MAYLANDS AVENUE, HEMEL
HEMPSTEAD, HERTS
DEMOLITION OF BUILDING TO CONSTRUCT TWO B8 USE BUILDINGS WITH
ANCILLARY OFFICES

Your application for full planning permission dated 12 August 1997 and received on
13 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 06 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01300/97/FUL

Date of Decision: 06 November 1997

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. The development hereby permitted shall be constructed using the following materials:

(a) Wall cladding: Kingspan KS 1000MR micro rib profiled composite panels finished in PVF2 metallic silver and laid horizontally to match the walls of the development at Unit D (as granted under permissions 4/1399/96 and 4/00171/97RES).

(b) Loading Bay Doors: Dark grey steel.

unless otherwise agreed in writing by the local planning authority. Details of the brick type for the buildings and the materials for the surfacing of the development shall be submitted to and approved in writing by the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development within the locality.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation loading and unloading shown on Drawing No. GAO1 Revision C received by the local planning authority on 6 October 1997 shall have been provided, and these areas shall not be used thereafter otherwise than for the purposes so approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and for the avoidance of doubt.

4. This planning permission relates to the provision of 7,942 square metres of floor area and no additional mezzanine floors shall be formed within either of the buildings hereby permitted unless otherwise agreed in writing by the local planning authority .

Reason: To enable the local planning authority to consider the highway and parking implications of the provision of additional floorspace at the site.

5. Details of any gates serving the access to the development hereby permitted shall be submitted to and approved by local planning authority before being installed.

Reason: In the interests of highway safety.

6. The existing vegetation within the area hatched yellow on Drawing No. GA01 Revision C shall be permanently retained, and before any development commences on site details of protective fencing to be used during the course of carrying out the development shall be submitted to and approved in writing by the local planning authority and shall be erected in accordance with the approved details.

Reason: In the interests of safeguarding the boundary vegetation which makes a valuable contribution to the appearance of the locality.

7. No works or development shall take place until full details of all proposed planting, and the proposed times of planting shall have been submitted to and approved in writing by the local planning authority, and all planting shall be carried out in accordance with those details and at those times.

Reason: In the interests of safeguarding the appearance of the site within the locality.

8. If within a period of five years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the long term interests of safeguarding the visual amenity of the locality.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Part 8 of Schedule 2 to that Order shall be carried out.

Reason: To enable the local planning authority to consider the impact of any additional development on the site in relation to highway/parking issues and the appearance of the locality.

10. Surface water and public foul sewer drainage works shall be carried out in accordance with details which shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: To prevent increased risk of flooding and to ensure there is an acceptable method of foul drainage.

11. Development shall not begin until a scheme to deal with contamination of the site shall have been submitted to and approved by the local planning authority, unless the local planning authority shall have confirmed in writing that such a scheme is not required.

Reason: To ensure that the issue of contamination is adequately addressed.

12. Full details of any exterior lighting of the development hereby permitted shall be submitted to and approved by the local planning authority before any part of the development is first brought into use, and there shall be no variation to the approved scheme and no additional exterior lighting shall be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of safeguarding the local environment, crime prevention and highway safety.