

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1399/96

Brixton Estate Plc  
22-24 Ely Place  
London  
EC1N 6TQ

Hubbard Ford  
35 Bruton Street  
London  
W1X 7DD

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Units C & D, Maylands Wood Estate, Maylands Avenue, Hemel Hempstead.

WAREHOUSE WITH ANCILLARY OFFICES

Your application for *full planning permission* dated 28.10.1996 and received on 29.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 16.01.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1399/96

Date of Decision: 16.01.1997

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. On the request of the local planning authority, a report shall be prepared by the occupiers of the building hereby permitted and submitted to the local planning authority. This report shall provide details of usage (including numbers and movement) of all vehicles associated with the use of the building.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities at all times.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

3. Unless the local planning authority is satisfied, on receipt of a report in accordance with Condition 2, that the building hereby permitted is provided with adequate off-street curtilage parking to accommodate the demands of the occupier/operator, additional parking provision of not more than 96 spaces shall be provided within the area edged red and blue on Drawing No 4816/6 in accordance with a scheme which shall be submitted to and approved by the local planning authority.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities at all times.
- (b) In the interests of highways safety.
- (c) In the interests of visual amenity.
- (d) For the avoidance of doubt.

Continued



CONDITIONS APPLICABLE  
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4. Any surface parking provision subject to Condition 3 shall be provided within 4 months of the local planning authority's approval of a scheme of extra parking provision.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

5. Any tiered parking area subject to Condition 3 shall be constructed within 12 months of the local planning authority's approval of a scheme of extra parking provision.

Reasons:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

6. Any additional parking areas provided in accordance with 3 to 5 shall thereafter be permanently retained unless otherwise agreed in writing by the local planning authority.

Reasons:

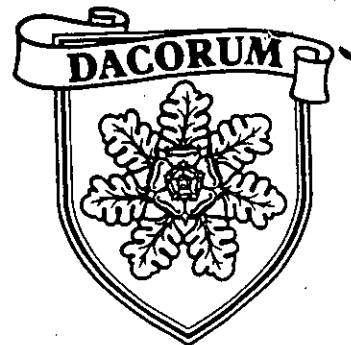
- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

7. No additional mezzanine floors shall be formed within the building hereby permitted unless otherwise agreed in writing by the local planning authority.

Reason:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.
- (c) For the avoidance of doubt.

Continued



CONDITIONS APPLICABLE  
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8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 8, and Part 2 Class C), no development falling within these parts shall be carried out unless otherwise approved in writing by the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of highway safety and to ensure the adequate and satisfactory provision of off-street vehicle parking facilities, and in the interests of visual amenity.

9. Notwithstanding the details shown on Drawing no GA005 Revision A, 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.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No GA002 Revision B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reasons:

(a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

(b) In the interests of highways safety.

11. The building, parking and servicing areas shown on Drawing No GA002 Revision B shall not be brought into use until the new vehicular accesses shown on this drawing shall have been provided fully in accordance with the details specified on Drawing No GA002 Revision B including the ramp gradients and the sight lines within which there shall be no obstruction more than 600 mm above footway/carriageway level, and they shall be maintained at all times thereafter in accordance with the details hereby approved.

Reason: In the interests of highways safety.

12. Notwithstanding the details shown on Drawing No GA002 Revision B the gate coloured yellow shall be positioned at the bottom of ramp and open inwards into the site and there shall be no gate formed within the new access onto Maylands Avenue shown on the approved drawing.

Reason: In the interests of highways safety.

Continued



CONDITIONS APPLICABLE  
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13. Following the provision of the new accesses to Maylands Avenue and Mark Road, the existing accesses shown on Drawing No GA002 Revision B shall be closed within 7 days and thereafter not re-opened.

Reason: In the interests of highways safety.

14. Notwithstanding the details shown on Drawing No GA002 Revision B, 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; all details shall be shown at a scale of 1:200 with associated cross sections.

Reason: To maintain and enhance visual amenity.

15. 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.

16. No goods, materials or refuse shall be stored or processed outside the limits of the building.

Reason: In the interests of visual amenity and to ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

17. Notwithstanding the details shown on Drawing No GA005 Revision A this permission does not relate to the approval of any exterior lighting, full details of which shall be submitted to and approved by the local planning authority before the building is first brought into use and there shall be no variation to the approved scheme or additional exterior lighting without the prior approval of the local planning authority.

Reason: In the interests of visual amenity.

18. Elevational details of the electricity sub-station shown on Drawing No GA005 Revision B shall be submitted to and approved in writing by the local planning authority before any work is commenced on the construction of the sub-station.

Reason: In the interests of visual amenity.