

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1405/94

S H Pratt & Co (Bananas) Ltd
Riversend Road
Hemel Hempstead
Herts

Development Design Partnership
2 Mill Walk
Wheathampstead
Herts
AL4 8DT

DEVELOPMENT ADDRESS AND DESCRIPTION
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S.H Pratt & Co (Bananas) Ltd, Riversend Road, Hemel Hempstead

CHANGE OF USE OF WAREHOUSE (B8) TO RETAIL WAREHOUSE (A1) WITH ANCILLARY STORAGE,
INCLUDING DEMOLITION OF PART OF EXISTING BUILDING

Your application for *full planning permission* dated 31.10.1994 and received on 01.11.1994 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

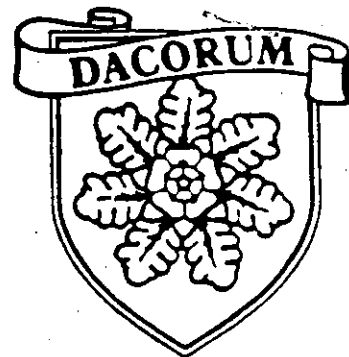
Date of Decision: 09.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1405/94

Date of Decision: 09.03.1995



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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 1519/12 shall have been provided and they shall not be used thereafter otherwise than for the purposes approved. The three disabled parking spaces shown on this drawing shall be provided at all times.

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

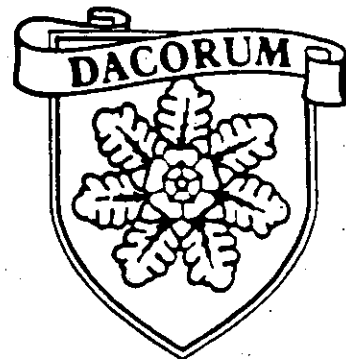
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in 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.

5. 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.





CONDITIONS APPLICABLE
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6. 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.

Reason: For the avoidance of doubt and to safeguard the viability and vitality of Hemel Hempstead Town Centre.

7. The retail warehouse hereby permitted shall not be internally sub-divided to create additional units or floor space without the prior written approval of the local planning authority.

Reason: For the avoidance of doubt and to safeguard the viability and vitality of Hemel Hempstead Town Centre.

