

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1420/93

Hemel Plumbing & Building
15 Mark Road
Hemel Hempstead
Herts

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

15 Mark Road, Hemel Hempstead, Herts

FIRST FLOOR EXTENSION AND GROUND FLOOR ALTERATIONS

Your application for *full planning permission* dated 19.10.1993 and received on 20.10.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

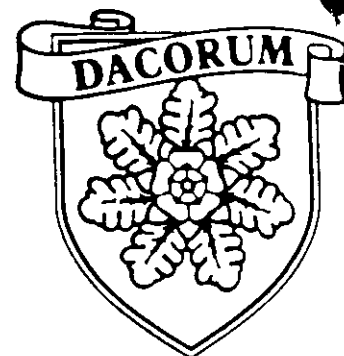
Director of Planning.

Date of Decision: 14.12.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1420/93

Date of Decision: 14.12.1993



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. The development hereby granted shall not be commenced until a scheme has been submitted to and approved by the local planning authority showing an internal refuse collection facility and details of a lowered internal floor. These details shall be provided prior to the storage area hereby granted being first brought into use and thereafter they shall be permanently retained.

Reason: (a) To ensure that the parking space shown hatched yellow on Drawing No. 9238/1C is permanently available to serve the extended building in order to prevent additional vehicles attracted to the building from parking outside the allocated parking area within the rear service area which is totally unacceptable, taking full account of the site's planning history.

(b) To ensure that the area outside the rear of the building is not used for the storage of refuse which would prejudice the use of the two parking spaces and the rear service yard.

3. Notwithstanding the details shown on the plan approved under planning permission 4/1355/89 the area hatched yellow on Drawing No. 9238/1C to be formed to serve the additional storage space hereby granted shall be provided before this storage space is first brought into use and thereafter shall only be used for the parking of vehicles, with the exception of the area to be allocated for the refuse facility subject to Condition 2.

Reason: (a) To ensure that the parking space shown hatched yellow on Drawing No. 9238/1C is permanently available to serve the extended building in order to prevent additional vehicles attracted to the building from parking outside the allocated parking area within the rear service area which is totally unacceptable, taking full account of the site's planning history.

(b) For the avoidance of doubt.

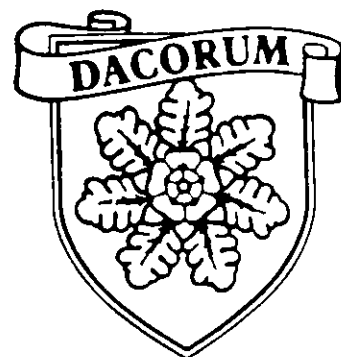
4. The extension hereby permitted shall be rendered and pointed to match the finish of the existing building.

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

/Continued...

CONDITIONS APPLICABLE
TO APPLICATION: 4/1420/93

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5. The parking spaces coloured red on Drawing No. 9238/1C shall be permanently retained for the use of No. 15 Mark Road only.

Reason: To ensure that there is at all times adequate parking to serve the extended building in a locality where it is acknowledged that there are existing problems.

6. The office floorspace shall not be used otherwise than for purposes incidental to the primary use of the site for storage purposes.

Reason: To ensure that the office floorspace continues to be used for purposes incidental to the primary use and not separately, due to the need to provide adequate parking to serve the building.