

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



C W & R C SHRIMPLIN
11 CARDIFF ROAD
LUTON
BEDS
LU1 1PP

MR J CULVERHOUSE
FANTASTIC FIREWORKS LTD
ROCKET PARK
HALF MOON LANE
PEPPERSTOCK LUTON
LU1 4LL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01527/00/FUL

FANTASTIC FIREWORKS LTD, BIRCHIN GROVE FARM, HALFMOON LANE,
PEPPERSTOCK, LUTON, LU1 4LL
REPLACEMENT OFFICE BUILDING

Your application for full planning permission dated 11 August 2000 and received on 23 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 13 March 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01527/00/FUL

Date of Decision: 13 March 2001

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted and details of any colour finishes to window frames, doors and eaves brackets shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the site for the storage of fireworks and their assembly into fireworks displays.

Reason: To enable the local planning authority to maintain control over the use of the building to safeguard and maintain the strategic policies as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

4. The existing office building and adjacent portable building shown in dashed lines on Drawing No. 4614.24.A shall be demolished and the materials removed from the site prior to the first occupation of the replacement dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan, in the interests of visual amenity and for the avoidance of doubt.

5. The development hereby permitted shall not be carried out and this permission shall become of no effect if that part of the permission granted on 7 May 1999 relating to the extension of the existing office building at Rocket Park (Ref: 4/00220/99/RET) is at any time implemented.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

6. No office accommodation shall be provided anywhere on the site other than as shown on the approved Drawing No. 4614:30A, unless otherwise agreed in

writing by the local planning authority.

Reason: For the avoidance of doubt and to reflect the special circumstances put forward in favour of this inappropriate development within the Green Belt.

7. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours, means of enclosure, car parking layout, hard surfacing materials, any proposed external lighting, planting plans and schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate). All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of the building hereby permitted or in accordance with a programme which shall have been submitted to and agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard and improve the visual character of the landscape development area.

8. No development shall take place until a plan shall have been submitted to and approved in writing by the local planning authority showing the siting of dilapidated former agricultural buildings adjacent to the north flank boundary of the site to be removed as part of the development hereby permitted. The structures referred to in this condition shall be demolished and all materials removed from the site prior to the first occupation of the office building hereby permitted.

Reason: For the avoidance of doubt and to improve the visual appearance of the landscape development area.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011

Policies 1, 5, 29 and 44

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 5, 8, 9, 10, 30, 46, 49, 89, 92 and 102

Part 5 Environmental Guidelines

Sections 2, 4, 6 and 7

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 11, 34, 37, 50, 52, 95, 98 and 107

Part 5 Environmental Guidelines

Sections 2, 4, 6 and 7