

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1584/92

Sainsbury London Edinburgh
Trust Developments Limited
243 Knightsbridge
London
SW7 1DH

Broadway Malyan Architects
37 Soho Square
London
W1V 5DG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ex D.R.G. Site, London Road, Hemel Hempstead,

CONSTRUCTION OF RETAIL WAREHOUSE UNITS AND ASSOCIATED CAR PARKING

Your application for *full planning permission* dated 09.12.1992 and received on 14.12.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

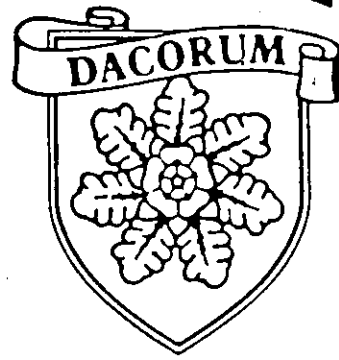
Director of Planning.

Date of Decision: 02.03.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1584/92

Date of Decision: 02.03.1993



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. Facilities shall be made available on site for wheel washing of vehicles leaving the site at all times whilst construction works are carried out to the satisfaction of the Local Planning Authority.

Reason: In the interests of public and highway safety.

3. There shall be no storage of goods, containers, waste or rubbish other than in an enclosed building or properly constructed refuse storage compound.

Reason: In the interests of amenity.

4. An access strip 8 m wide and adjacent the River Gade and the Grand Union Canal shall be left free from any permanent development, including fences or other obstruction.

Reason: To retain access to the watercourse for the National Rivers Authority to carry out its functions.

5. No soakaways shall be constructed to a depth exceeding 2 m below existing ground level and under no circumstances shall the water table be intersected.

Reason: To prevent pollution of ground water.

6. No sewage or trade effluent, including cooler water containing chemical additives, or vehicles washing water (including steam cleaning effluent) shall be discharged to the surface water drainage system.

Reason: To prevent pollution of the water environment.

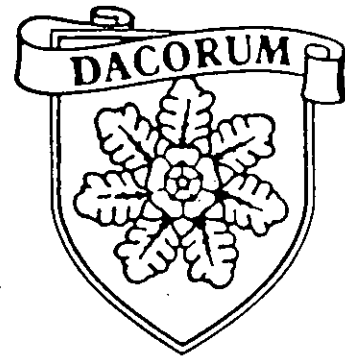
7. Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluted matter shall not be connected to the surface water drainage system.

Reason: To prevent pollution of the water environment.

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CONDITIONS APPLICABLE
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8. Unless otherwise agreed in writing by the local planning authority, the 'retail warehouse' units hereby permitted shall be used solely for the display and sale of:-

- DIY building products
- Furniture and soft furnishings
- Garden products
- Motor accessories
- Carpets and flooring materials
- Electrical goods
- Toys

and for no other purpose within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: In order to limit impact from the propose development on other shopping centres.

9. The external materials hereby permitted are:

- (i) Ibstock Leicester multi red stock bricks;
- (ii) Kingspan Metallic silver panels;
- (iii) Kingspan steel roof cladding in Alaska Grey.

Reason: To ensure a satisfactory appearance.