

Town Planning
Ref. No. 4/1595/89

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM.....

IN THE COUNTY OF HERTFORD

To Legal & General Ass Pensions Management Ltd Bradshaw Rose Harker
Fitzroy House 4 Water Street
355 Euston Road Liverpool L2 3TY
London NW1 3AG

..... Three No. three storey buildings for "business".....	Brief description and location of proposed development.
..... (Class B1) Use and car parking.....	
at Land at Stag Lane/High Street (former site of.....	
..... East's Works), Berkhamsted.....	

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated13 September 1989..... and received with sufficient particulars on25 September 1989..... and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of ...5... years commencing on the date of this notice.
- (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.
- (3) 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.

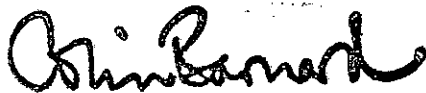
4/1595/89

REASONS CONTINUED

- (4) 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.
- (5) There shall be no direct vehicular or pedestrian access to the site from the A41 Trunk Road.
- (6) The development hereby permitted shall not be occupied until the car parking spaces as shown on drawings 2085/01J, 2085/02K, plan 4/1595/89 have been laid out and provided; and such areas shall not be used otherwise than for the parking of motor vehicles.
- (7) Details indicating proposals for the removal of all contaminated ground on site shall be submitted to and approved by the local planning authority before any development commences on the site.
- (8) No development shall take place until details of the design, layout and construction of on and off-site drainage works have been submitted to and approved by the local planning authority, and no works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed.
- (9) Notwithstanding the landscaping proposals shown on Drawing No. 2085/02K, plan 4/1595/89 on the south-west (A41 High Street) frontage, there shall be no planting or other obstructions to visibility greater than 1 m in height within an area of 4.5 m width measured from the edge of the carriageway.

Dated 1st day of February, 1990

Signed



Designation CHIEF PLANNING OFFICER