

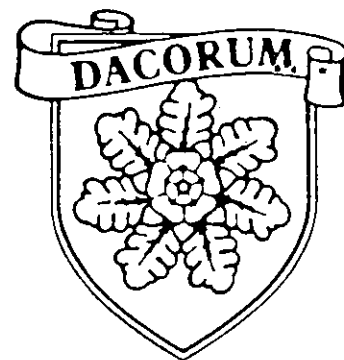
CONDITIONS APPLICABLE
TO APPLICATION: 4/1603/91



Date of Decision: 16.04.1992

9. No soakaways shall be constructed such that they penetrate the water table, and shall not in any event exceed 1 m in depth below existing ground level.
10. Surface water from car parking areas shall be passed through a suitable type of oil/grit interceptor, the design of which shall be submitted to and approved in writing by the local planning authority in consultation with the National Rivers Authority.
11. The outlet from the oil interceptor shall be provided with a cut off valve to prevent flow.
12. The developer shall construct the entry to the site to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until this access has been so constructed.
13. A 5 m x 6 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
14. Any gates provided shall be set back a minimum of 5.0 m from the edge of the carriageway and shall open inwards into the site.
15. The kerb radii of the access shall be 6 m.
16. Before the development hereby permitted is occupied all other buildings on the site, including shown on Dwg No. 1632/67/A as 'outline of buildings demolished' and 'outline of industrial building removed', shall be removed and a scheme of reinstatement submitted to and approved by the local planning authority.
17. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Dwg No. 1632/67/A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

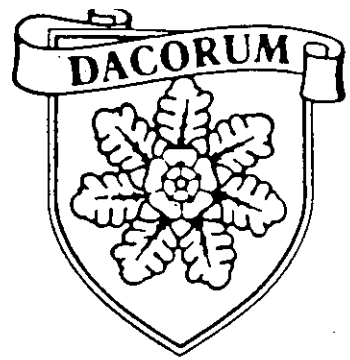
CONDITIONS APPLICABLE
TO APPLICATION: 4/1603/91



Date of Decision: 16.04.1992

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of highway safety.
4. For the avoidance of doubt and to safeguard the strategic policies of the local planning authority.
5. In the interests of preserving the character and appearance of the building.
- 6-7. To maintain and enhance visual amenity.
- 8-10. To ensure proper drainage of the site.
- 11-14. In the interests of highways safety.
15. In the interests of preserving and enhancing the character of the area.
- 16-17. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1603/91

Piccotts End Mill Ltd
39 Queensway
Hemel Hempstead
Herts

Wm. F Johnson and Partners
39a High Street
Hemel Hempstead
Herts
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION
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Piccotts End Mill, Piccotts End, Hemel Hempstead

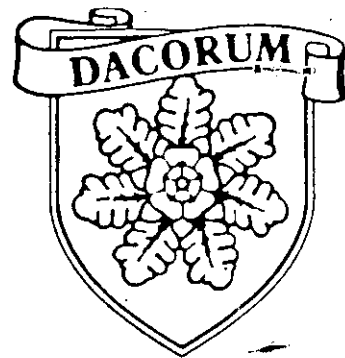
DEMOLISH OUTBDGS. REBUILDING & EXTN.TO FORM OFFICES (INC CONVERSION MILL HOUSE,
REPLACEMENT COTTAGE)PHASE 1 RESUB.

Your application for *full planning permission* dated 15.11.1991 and received on 28.11.1991 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 16.04.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1603/91

Date of Decision: 16.04.1992

1. The development to which this permission relates shall be begun within a period of five 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. The development hereby permitted shall not be occupied until the exit onto Leighton Buzzard Road has been constructed in accordance with the current specification of Hertfordshire County Council, and the road plates installed as shown on Dwg No. 1632/67/A.
4. The total office floor space to be contained within any new buildings (excluding the rebuilt cottage) erected on the site shall not exceed 1035 sq m.
5. No new buildings (including the rebuilt cottage) on the site shall be occupied until all work of reconstruction of the Mill and refurbishment of the Mill House shall have been carried out and completed to the satisfaction of the local planning authority.
6. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
7. 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.
8. 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.