

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1642/95

Jarvis Indcom Ltd
Jarvis House
212 Station Road
Harpenden, Herts
AL5 4EH

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land between Grand Union Canal & Railway Line, River Park Industrial Estate, Billet Lane, Berkhamsted, Herts.

TWO LIGHT INDUSTRIAL UNITS, ANCILLARY OFFICES, PROVISION OF TWO VEHICULAR ACCESSES AND ASSOCIATED PARKING AREA (RENEWAL OF PLANNING PERMISSION 4/2100/89)

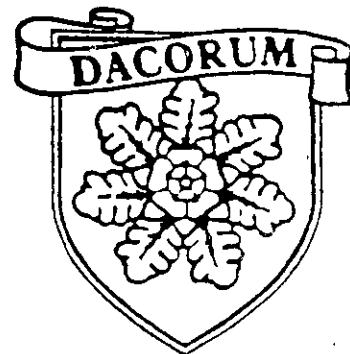
Your application for *full planning permission* dated 20.12.1995 and received on 21.12.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.02.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1642/95

Date of Decision: 15.02.1996

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. 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.

Reason: To ensure a satisfactory appearance.

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.

Reason: To maintain and enhance visual amenity.

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.

Reason: To maintain and enhance visual amenity.

5. Before any part of the development hereby permitted is commenced, the site shall be surveyed to determine the degree of residual ground contamination from its previous use as a gas generation plant, and proposals for the decontamination of the site shall be submitted to the local planning authority for agreement, all agreed decontamination measures shall be carried out within a timescale to be agreed with the local planning authority.

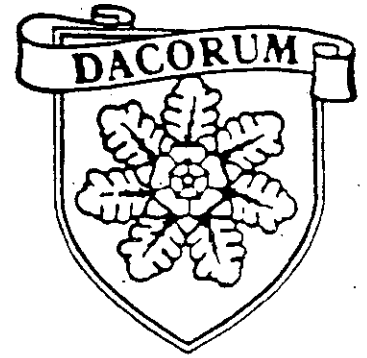
Reason: To ensure satisfactory identification and treatment of any ground contamination.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1642/95

Date of Decision: 15.02.1996



6. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation to be submitted to and approved by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

