



PLANNING

Civic Centre Marlowes
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MR R PERRIN
42 BASKERVILLE ROAD
SONNING COMMON
READING
BERKS
RG4 9LS

A5 FURNITURE IMPORTS
A5 WATLING STREET
FLAMSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01783/98/FUL

**A5 FURNITURE IMPORTS, EX CALAFLOW WORKS, WATLING STREET,
FLAMSTEAD, HERTS**
CHANGE OF USE TO THE STORAGE, FINISHING AND DISTRIBUTION OF
FURNITURE AND GIFT WARE

Your application for full planning permission dated 09 October 1998 and received on 12 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01783/98/FUL

Date of Decision: 14 January 1999

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. The premises shall be used only for the assembly and finishing of furniture and the storage and distribution of furniture and giftware. The premises shall not be used for any other purpose (including any purpose falling within Class A1, Class B1(a) or Class B1(b) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provisions equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To ensure the use of the premises conforms to the provisions of the adopted Structure Plan, the adopted Dacorum Borough Local Plan and Planning Policy Guidance Notes in respect of sites that are within the Green Belt and located on a trunk road.

3. Notwithstanding the details shown on Drawing No. 2023.02, within three months of the date of this permission, a fully detailed landscaping scheme shall be submitted for the approval of the local planning authority. The submitted scheme shall include details of the size, species, and positions or density of all trees and other plants. The landscaping scheme as approved shall be implemented within the first planting season following the date of approval of the scheme, and any tree or shrub which forms part of the approved scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity as may be approved in writing by the local planning authority. For the purposes of this condition, a planting season shall commence on 1 October and end on 31 March in the next following calendar year.

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