

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HAMILTON ASSOCIATES
2 JUBILEE PLACE
LONDON
SW3 3TQ

RAVENSEFT INDUSTRIAL ESTATES LTD
5 STRAND
LONDON

WC2N 5AF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01783/99/OUT

**KODAK LTD, SWALLOWDALE LANE, HEMEL HEMPSTEAD, HERTS, HP2 7EJ
DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF BUILDINGS
FOR CLASSES B1, B2 & B3 & B8 USES**

Your application for outline planning permission dated 12 October 1999 and received on 14 October 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 07 February 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01783/99/OUT

Date of Decision: 07 February 2001

1. Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. The plans and particulars submitted in accordance with condition 1 above shall include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree.

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

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

5. The development hereby permitted shall not be occupied until the arrangements for vehicular access, parking, sheltered cycle spaces, circulation, loading and unloading shown on the approved plans shall have been provided in accordance with the approved plans, and they shall not be used thereafter otherwise than for the purposes approved. No additional parking spaces shall be constructed without the prior approval of the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and access to the site.

6. Provision shall be made within each unit hereby permitted for showering and changing facilities.

Reason: To ensure facilities are provided which will encourage cycling to work.

7. The development hereby permitted shall not be occupied until the footway/cycleway links and shelters shown on the approved plans shall have been constructed to specifications as agreed by the local planning authority. The links shall be lit in accordance with details which shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and to improve pedestrian and cycle accessibility.

8. The development hereby permitted shall not be occupied until a Green Transport Plan shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of sustainability.

9. The buildings hereby approved shall only be used for industrial or storage purposes with ancillary office accommodation unless otherwise agreed by the local planning authority.

Reason: To safeguard and maintain the strategic policies of the local planning authority.

10. There shall be no internal alterations to any building, including the insertion of mezzanine or additional floors, without the prior written approval of the local planning authority.

Reason: For the avoidance of doubt.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 – 2011

Policies 1, 2, 14, 22, 23 and 25

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 25, 26, 28, 33, 49, 50, 54, 57, 58, 59, 60 and 89

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 28, 29, 31, 37, 50, 51, 52, 58, 59, 62, 63, 64, 65 and 95

Part 5 Environmental Guidelines

Sections 2, 4, 6 and 7

Hertfordshire Waste Local Plan

Policies 3, 7, 8 and 11

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**