

**Dacorum Borough Council
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01862/99/OUT

**ACKWELL SIMMONDS YARD, CHAPEL CROFT, CHIPPERFIELD, KINGS
LANGLEY, HERTFORDSHIRE, WD4 9EQ
CONSTRUCTION OF 7 INDUSTRIAL UNITS**

Your application for outline planning permission dated 25 October 1999 and received on 27 October 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Alan Barnard'.

Director of Planning

Date of Decision: 22 March 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01862/99/OUT

Date of Decision: 22 March 2000

1. Approval of the details of the 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. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate) and an implementation programme.

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

5. Any tree or shrub which forms part of the approved landscaping 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 to be approved by the local planning authority.

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

6. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition (1) above shall include a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted before the building to which it relates is occupied.

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 1144/12 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. The details to be submitted for approval in writing by the local planning authority in accordance with Condition (1) above shall include details of the proposed finished floor levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall be constructed with the finished floor levels that have been approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

9. There shall be no exterior lighting of either the buildings or any part of the application site, except in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

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

10. All industrial processes shall take place only within the buildings hereby permitted and nothing shall be kept or stored outside of the buildings hereby permitted.

Reason: In the interests of the residential amenity of the area.

11. Before any development is commenced on site, full details of the proposed method of sound insulation of the buildings shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the details as so approved.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

12. Except to the extent that it may be included within the approved landscaping scheme for the site, the rubble mound shown on Drawing Nos. 1144/12 and 1144/13 shall be removed from the site before any of the buildings hereby permitted is occupied.

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

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER