

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
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GMK ASSOCIATES
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WOKING
SURREY
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PREMIERE PROPERTY INVESTMENTS PLC
P O BOX 312
HEMEL HEMPSTEAD
HERTS
HP2 7GB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01950/00/FUL

HERTFORDSHIRE HOUSE, WOOD LANE, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP2 4TL
THREE STOREY OFFICE BUILDING WITH CAR PARKING

Your application for full planning permission dated 26 October 2000 and received on 31 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 22 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01950/00/FUL

Date of Decision: 22 December 2000

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

4. Prior to the commencement of development full details of protective fencing around existing landscaping which is to be retained shall be submitted to and approved in writing by the local planning authority. The fencing as approved shall be erected prior to the commencement of works and shall be retained until their completion.

Reason: In order to retain and protect existing landscaping.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation, cycle parking and shower facilities shown on the approved drawings 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 and cycle parking facilities.

NOTE:

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

Hertfordshire Structure Plan Review 1991-2011

Policies 1 and 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 28 and 54

Part 5 Environmental Guidelines

Sections 2 and 6

Dacorum Borough Local Plan 1991-2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 31 and 59

Part 5 Environmental Guidelines

Sections 2 and 6