



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ROBERT MARTELL & PARTNERS
254 HIGH STREET
BERKHAMSTED
HERTS
HP4 1AQ

Applicant:

JOHN LISTER LTD
MANOR FARM HOUSE
COMMON ROAD
DORNEY,
BERKS
SL4 6PX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01952/97/FUL

SITE OF MARK WILKINS INTERIORS LTD., NORTHBRIDGE ROAD,
BERKHAMSTED, HERTS, HP4 1EH
OFFICE/LIGHT INDUSTRIAL BUILDING AND PARKING

Your application for full planning permission dated 15 December 1997 and received on 17 December 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 13 August 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01952/97/FUL

Date of Decision: 13 August 1998

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. Notwithstanding the details on the approved plans 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 shall 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. These details shall include proposed finished levels or contours, means of enclosure, car parking surfacing and other hard surfacing materials.

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

4. The plans and particulars submitted in accordance with Condition 3 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

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

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the local planning authority.

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

6. Any tree or shrub that 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. 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 154/03 shall have been provided, and they shall be kept clear and available for use by the occupiers of the development at all times and 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.