



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

JOHN STEBBING ARCHITECTS
78 WHITING STREET
BURY ST EDMUNDS
SUFFOLK
1P33 1NX

TWINMAR LTD
MAXTED ROAD
HEMEL HEMPSTEAD
HERTS
HP2 7BX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02023/98/FUL

**TWINMAR LTD, MAXTED ROAD, HEMEL HEMPSTEAD, HERTS, HP2
NEW ROOF AND RAISING HEIGHT TO EXISTING WAREHOUSE AND
CONSTRUCTION OF NEW WAREHOUSE**

Your application for full planning permission dated 26 November 1998 and received on 27 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 21 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/02023/98/FUL

Date of Decision: 21 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. 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 within the locality.

3. Details of the soft landscape works for the area hatched yellow and cross hatched yellow on Drawing No. 853-07 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.

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

4. 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.

5. Subject to Condition 6 below, the development hereby permitted shall not be brought into use until the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 853-07 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 and for the avoidance of doubt.

6. Notwithstanding the details shown on Drawing No. 853-07, this planning permission does not relate to the parking spaces numbered 13, 14, 45 and 46. Two additional parking spaces shall be provided within the area edged and hatched blue on Drawing No.853-07 before the development hereby permitted is brought into use.

Reason: The specified parking spaces cannot be properly used; the area coloured blue is capable of accommodating two parking spaces.

7. There shall be no additional mezzanine floors added either to the development hereby permitted or within the existing building, unless otherwise agreed in writing by the local planning authority; and notwithstanding the details shown on the approved drawings, the design of the development hereby permitted shall be modified such that no part of the building is located within the area shown edged and cross hatched yellow on Drawing No.853-07.

Reason: To enable the local planning authority to consider the parking and highway implications of increased floorspace at the site and to ensure that additional usable space is available for landscaping.

8. There shall be no exterior lighting of the development hereby permitted unless full details shall have been submitted to and approved in writing by the local planning authority; any lighting shall be installed in accordance with the approved details.

Reason: In the interests of safeguarding the local environment and crime prevention.

9. No work shall be started on the development hereby permitted until either:

- (a) there has been submitted to the local planning authority evidence that:
 - (i) there is no contamination of the land or groundwater or presence of landfill gas in the land to be developed;

and

- (ii) there is no likelihood that such contamination will occur of the land as a result of development of the land the subject of this permission;

and the local planning authority has confirmed in writing that such evidence as has been submitted is acceptable;

OR

(b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/or groundwater and/or presence of landfill gas in the land comprising the development and the means by which such contamination and/or gases are to be controlled or removed; and no development shall be carried out other than in accordance with the approved plans.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.