

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Prior to any building works being commenced, samples of the external materials of construction, including rainwater goods for the building hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The building works shall be carried out in accordance with the approved samples.

Reason: In the interests of the appearance of the development, and in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.

3. Prior to the commencement of bricklaying, a sample panel of the brickwork shall be provided on the site and shall be formally approved in writing by the Local Planning Authority. The panel shall be retained as a reference for all external brickwork within the development. The development shall be carried out in accordance with the approved sample.

Reason: In the interest of achieving a high quality of design and finish for the development in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007 and national guidance in PPS1.

4. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of the measures to be taken in the design, construction decommissioning and demolition of the development to; re-use

existing materials within the new development; recycle waste materials for use in site and off; minimise the amount of waste generated; minimise the pollution potential of unavoidable waste; treat and dispose of the remaining waste in an environmentally acceptable manner; and to utilise secondary aggregates and construction and other materials with a recycled concept. The measures shall be implemented in accordance with the approved details.

Reason: To accord with Hertfordshire Waste Local Plan policies 7 and 8.

5. Prior to the commencement of development, details of cycle parking facilities shall be submitted to and approved by the Local Planning Authority. The approved cycle parking facilities shall be provided prior to the first occupation of the store.

Reason: To encourage the use of cycles as means of transport, in accordance with policies TR13 and TR14 and Appendix II of the East Herts Local Plan Second Review April 2007.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the protection of and proper provision for any archaeological remains, in accordance with Government advice set out in PPG16 'Archaeology and Planning' and in accordance with policy BH2 of the East Herts Local Plan Second Review April 2007.

7. Prior to the commencement of development, detailed drawings of

new doors, windows, roof eaves, shopfront and canopy at a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of appearance of the proposed development and in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.

8. Prior to the occupation of the store, or within such timetable as may otherwise be agreed in writing with the Local Planning Authority, the repairs and refurbishment of the listed brewery shall be implemented in accordance with a programme of works to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the repair and enhancement of the listed brewery, to make it ready for occupation for office, community and arts spaces, and in the interests of the Conservation Area and in accordance with Policies BH6 and BH10 of the East Herts Local Plan Adopted Second Review April 2007.

9. Prior to commencement of development, details of facilities to be provided for the storage and removal of refuse from the site shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the store.

Reason: In the interests of amenity, in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.

10. Prior to the first occupation of the development hereby permitted, spaces shall be provided within the application site for the parking of cars and such spaces shall be retained at all times for

use in connection with the development hereby permitted. The car park shall include the designation of a taxi rank as indicated on plan 2500 SK1008A.

Reason: To ensure adequate off street parking provision for the development, in the interests of highways safety, in accordance with policy TR7 and Appendix II of the East Herts Local Plan Second Review April 2007.

11. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Means of enclosure (b) Hard surfacing materials (c) Planting plans (d) Schedule of plants, noting species, planting sizes and proposed numbers/densities where appropriate. The details shall extend to the landscaping of areas of Hartham Common, within the District Councils ownership, to the north of the site, including the enhancement of the recycling bins provision and the implementation of off-site works in plan 06055/32A.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

12. All hard and soft landscape work shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the first occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning

Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with Policy ENV2 of the East Herts Local Plan Second Review April 2007.

13. Prior to the first occupation of the development hereby permitted, a schedule of landscape maintenance for a minimum of five years shall be submitted to and approved by the Local Planning Authority and shall include details of the arrangements for its implementation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the areas shown for landscaping on the plans hereby approved shall be retained and maintained as open landscaping, and shall not be developed, enclosed or used in any way that is detrimental to that character.

Reason: To ensure the continuity of amenity value afforded by the approved landscaping, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

15. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995

(as amended), the erection or construction of gates, fences, walls or other means of enclosure as described in Schedule 2, Part 2, Class A of the Order shall not be undertaken without the prior written permission of the Local Planning Authority.

Reason: To ensure the Local Planning Authority retains control over any future development as specified in the condition in interests of amenity and in accordance with policy ENV9 of the East Herts Local Plan Second Review April 2007.

16. The retail store hereby permitted shall only be open for customers between the hours of 7am to 10pm and for no more than six hours on Sundays and Bank Holidays.

Reason: Having regard to the amenities of nearby residents and in accordance with policy ENV24 of the East Herts Local Plan Second Review April 2007.

17. The use of the retail store hereby permitted shall be solely for Class A1 planning use with ancillary A3 Café use. The net retail sales floor area shall not exceed 2328sqm.

Reason: Having regard to the retail needs tests of the development and to ensure the scale of the use is appropriate to the site, its provisions for car parking and its retail impacts on the town centre in the interest of the appearance of the Conservation Area and in accordance with Policies ENV1 and STC1 of the East Herts Local Plan Adopted Second Review April 2007 and national guidance in PPS6.

18. Prior to the first use of the store, precise details shall be submitted of the internal ground floor layout of the store for areas within 10m of glazed sections of the north and east elevations. Such details shall indicate open areas behind the proposed shop

windows within the north and east elevations of the building. No posters, boards, display equipment or other obstructions shall be placed within the identified shop window areas unless as otherwise agreed in writing with the local planning authority. The development shall thereafter be laid out in and occupied in accordance with the approved details

Reason: To ensure that the main building frontages and shop window areas for the new building are attractive and retain transparency in the interest of the appearance of the development in the Conservation Area and in accordance with Policies ENV1, BH6 and STC1 of the East Herts Local Plan Adopted Second Review April 2007.

19. Prior to the commencement of the development, details of a phasing programme for the development of the site; methods for accessing the site and provisions for construction traffic access; wheel washing facilities; associated parking areas and storage of materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure that adequate access for existing users and businesses is maintained at all times and ensure the development proceeds without undue interference to the safe and convenient use of the public highway.

20. In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor at any time on Sundays or bank holidays.

Reason: To safeguard the amenity of residents of nearby properties in accordance with policy ENV24 of the East Herts

Local plan Second Review April 2007.

21. Prior to the first use of the development, all highway works, including those specified below, shall be completed in accordance with the approved plans unless as otherwise agreed in writing by the Local Planning Authority
- (a) All access roads, parking areas, and pedestrian links, as shown on the approved plan Dwg No. 2500 SK 1008 Rev A.
 - (b) Amendments to the Hartham Lane / Cowbridge junction as shown on the approved plan Dwg No.62422/A/19 Rev B.
 - (c) Realigned Hartham Lane, including new footways.
 - (d) Pedestrian / cycle link and bridge to Folly Island as shown on the approved plan Dwg No. 06055/28 Rev D.
 - (e) Loading facilities for the listed building as indicated on Dwg No.62422/AR/W1 or No.62422/AA/1.

Reason: To ensure the development makes adequate provision for off street parking and manoeuvring of vehicles associated with its use and to assist with increasing the linkage of the site to the town centre and its surroundings and in accordance with policies TR1 and STC1 of the East Herts Local Plan Second Review April 2007.

22. Prior to the first occupation of the development hereby permitted, the existing vehicular access shall be permanently closed and the kerbs and (footway/verge) reinstated to the satisfaction of the Local planning Authority.

Reason: In the interests of highway safety and amenity.

23. The following visibility splays shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level:

- (a) Dwg No. 62422/A55 – 25m forward visibility at service yard corner.
- (b) Dwg No. 62422/SK01 – 25m forward visibility at service yard exit.
- (c) Dwg No. 62422/A/25 Rev A – Visibility splays from existing business access.
- (d) Dwg No. 62422/A/21 – Visibility splays from revised McMullen access.
- (e) New store access with realigned Hartham Lane, 2.4m x 43m.

Reason: To ensure adequate visibility for drivers entering and leaving the site and in accordance with policy TR2 of the East Herts Local Plan Second Review April 2007.

24. No external loudspeaker systems shall be installed without the prior written permission of the Local Planning Authority.

Reason: In the interests of amenity of the residents of nearby properties, and in accordance with Policy ENV24 of the East Herts Local Plan Second Review April 2007.

25. No deliveries to the site shall take place by vehicles longer than 13.5m. Prior to the occupation of the development, the applicant shall provide plans for an agreed approach to the site via Parliament Square and Mill Bridge and in the event of compliance problems shall keep a written record of deliveries by vehicles and delivery time and date for such period as the Local Planning Authority may subsequently request.

Reason: To mitigate the impacts of deliveries on the environment and in the interests of highway safety.

26. Prior to the commencement of the development, details of the

method for piling for construction works, including a method statement and noise emissions, shall be submitted to and approved in writing by the Local Planning Authority. All piling works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of residents of neighbouring properties and in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007.

27. Prior to the commencement of use of the store, fire hydrants shall be installed at the site in accordance with details to be previously approved in writing by the Local Planning Authority.

Reason: To ensure the appropriate provision of hydrants for emergency vehicles.

28. Measures for the protection of bats, their roosts and access points, shall be carried out in accordance with details, including a schedule of works, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the habitats of bats which are protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007.

29. Breeding Season: Site clearance of buildings, trees and shrub removal should avoid the breeding seasons of 1st March to 30th August unless otherwise agreed in writing with the Local Planning Authority.

Reason: To avoid unnecessary disturbance to breeding birds in accordance with policy ENV16 of the adopted East Herts Local Plan Second Review April 2007.

30. Floor levels for the building shall be set at least 300mm above the 1 in 100 year level plus climate change flood level of 37.57m above Ordnance Datum.

Reason: To reduce the risk of flooding on the proposed development and future occupants/customers in accordance with policy ENV19 of the adopted East Herts Local Plan Second Review April 2007.

31. Prior to the commencement of the use of the store, works for the disposal of surface and foul water shall have been provided on site in accordance with details first submitted to and as approved in writing by the Local Planning Authority.

Reason: In the interests of securing the sustainable and satisfactory drainage of the site and reduce the risks of flooding, in accordance with policies ENV18 and ENV19 of the East Herts Local Plan Second Review April 2007.

32. Prior to the commencement of the use of the store, directional signage at the site and interpretation boards at the riverside shall be erected in accordance with details to have been submitted to and approved in writing by the Local Planning Authority.

Reason: To assist with increasing the linkage of the site to the

town centre and its surroundings and to increase awareness of the history and ecology of the local rivers, and in accordance with Policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007.

33. The development shall be operated incorporating the provisions of the renewable energy systems as detailed within the submitted Energy Statement, and the use of locally sourced supplies (within 10 miles of the site) for the biomass boiler, or by the use of other renewable technologies as otherwise may be agreed in writing with the Local Planning Authority.

Reason: To ensure the energy efficiency of the building and sustainable design within the development in accordance with policies SD1 and ENV1 of the East Herts Local Plan Second Review April 2007 and policy ENG1 of the East of England Plan.

34. No more than 20% of the net retail sales area shall be used for the sale of comparison goods.

Reason: To ensure that the impact of the development on the town centre is minimised in accordance with PPS6, and policy STC1 of the East Herts Local Plan Second Review April 2007.

35. Prior to the commencement of development, details of the amended entrance to the servicing area, including landscaping and revised boundary wall, shall be submitted to and approved in writing by the Local Planning Authority. The details will ensure that the vehicle movements within the development comply with the tracking plans- Dwgs No.62422/AR/Z07 and Nos.62422/AR/Z08 and ensure visibility will comply with Dwgs Nos.62422/A/55 and Nos.62422/SK01. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of highway safety and appearance of the development and in accordance with policies ENV1 and TR2 of the East Herts Local Plan Second Review April 2007.

36. Notwithstanding the detail shown on the plans accompanying the planning application, prior to the occupation of the development, details of an additional pedestrian access point to the riverside walk to be provided in the south eastern corner of the car park shall be submitted to as approved in writing by the Local Planning Authority. The access shall be provided in accordance with the approved details.

Reason: To assist with increasing the linkage of the site to the town centre and its surroundings and in accordance with policies STC1 and TR1 of the East Herts Local Plan Second Review April 2007.