



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

B D P S LTD
16 WRENBURY DRIVE
ROCHDALE
LANCS
OL16 4PJ

INTERBEAM LTD
RAMSDEN HOUSE
RAMSDEN
OXON
OX7 3AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00008/99/FUL

FORMER IKE MORRIS HOUSE, 46 ALEXANDRA ROAD, HEMEL HEMPSTEAD,
HERTS, HP2 5BP
THREE AND FOUR STOREY 76 BEDROOM NURSING HOME

Your application for full planning permission dated 04 January 1999 and received on 05 January 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 February 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00008/99/FUL

Date of Decision: 26 February 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. The development hereby permitted shall be constructed of the materials approved by the local planning authority on 15 October 1998 under reference 4/1495/98/RES. Details of the materials to be used for the parking areas and the stain for the timber frames of the windows and doors 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 and thereafter retained in the approved finishes.

Reason: In the interests of the appearance of the development within the locality and for the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1887 (Class C2 Residential Institutions), the building and its curtilage shall not be used as a hospital, residential school, college or training centre unless otherwise agreed in writing by the local planning authority.

Reason: To enable the local planning authority to consider the environmental , parking and highway implications.

4. All the trees and areas of hedging shown hatched green on Drawing No.981/01/001 shall be retained unless otherwise agreed in writing by the local planning authority and during the course of the development protective fencing shall be erected around the retained vegetation. The protective fencing shall consist of chestnut paling and for all the trees the protective fencing shall comply with British Standard 5837:1991 paragraph 8.2.3 (Protection of Trees in Relation to Construction).

Reason: In the interests of safeguarding the trees and hedging within the locality.

5. Within 6 weeks of the date of this permission a scheme for soft landscape works shall be submitted for the approval of the local planning authority. The scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development, and 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 development hereby permitted shall not be occupied until arrangements for vehicle parking and turning/manoeuvring (shown hatched blue on the approved drawings) shall have been provided, and these areas 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, including fire access and servicing.

7. Before the development hereby permitted is brought into use, the ramp between the rear car park and the pedestrian entrance shown on the approved drawings shall be provided and two disabled parking spaces shall be provided within the site.

Reason: To ensure that there is an acceptable pedestrian disabled access to the entrance and an acceptable provision of disabled parking.

8. The areas hatched brown on the approved drawings shall be permanently laid to lawn unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the setting of the building, as there is a need for a permanent balance between the area of built development and the surrounding green space.

9. The staircase and corridor windows of the north and south elevations of the building shall be permanently fitted with obscure glass, and any opening sections shall be agreed in writing by the local planning authority.

Reason: To safeguard the residential amenity of Nos.44 and 44A Alexandra Road and Regency Court.

10. Notwithstanding the details shown on the approved drawings, full details of the entrance porch/canopy to the Alexandra Road frontage shall be submitted to the local planning authority within one month of the date of this decision. The porch/ canopy shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of the appearance of the building within the street scene.

11. Full details of any exterior lighting of the building and the curtilage shall be submitted to and approved by the local planning authority before the building is first brought into use and there shall be no variation to the approved scheme thereafter and no additional exterior lighting shall be installed without the prior approval in writing by the local planning authority.

Reason: In the interests of safeguarding the local environment, the residential amenity of the locality, crime prevention and for the avoidance of doubt.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) there shall be no walls or fences erected within the site without the express written approval of the local planning authority.

Reason: In the interests of safeguarding the residential amenity of Nos. 44 and 44A Alexandra Road and existing vegetation.

13. This permission does not relate to the drainage or other services relating to the development, details of which shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is served by an adequate drainage system and the existing vegetation is safeguarded.

INFORMATIVE:

It is recommended that Thames Water Utilities, the Environment Agency and Three Valleys Water Company are directly contacted by the Agent/Applicant to address the drainage issues referred to by the respective letters dated 17 February 1999 and 15 January 1999 .