

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0099/94

Date of Decision: 22.03.1994



**6 continued**

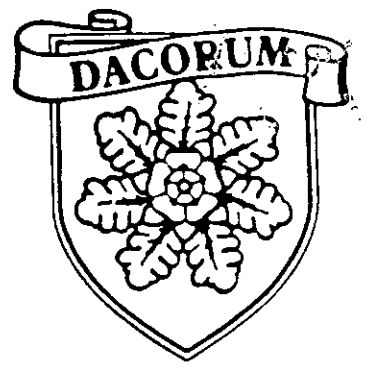
Reason: a) In the interests of the setting of the listed building and its relationship with Hay Cottage. b) To ensure that once the sports hall itself is completed planting in a 3 phased programme is commenced. Without this requirement the commencement of the necessary planting may not be possible for a considerable period. This is because the sports hall is likely to be completed and brought into use in advance of other elements of the development. There is a need to ensure the immediate implementation of the first phase (Year 1) of the approved landscaping scheme following the first use of the sports hall in the interests of the setting of the listed building and its relationship with Hay Cottage.

7. The development hereby permitted shall not be commenced until details of the drainage serving the building have been submitted to and approved by the local planning authority.

Reason: To ensure that the drainage system treats the required standards for foul and surface water disposal.

8. The fire access serving the development hereby permitted shall be provided fully in accordance with the details shown on Drawing No. 763/09 Rev C before any part of the building is first brought into use.

Reason: For the avoidance of doubt and the use of the gravel surface is in the interests of the setting of the listed building.



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

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The building hereby permitted shall be constructed of the materials specified by the local planning authority on the annotated approved drawing, unless otherwise agreed by the local planning authority.

Reason: In the interests of the setting of the listed building and for the avoidance of doubt.

3. The existing wall on the north, south, east and west boundaries of the site shall be protected during the period of construction, and such part or parts as become damaged shall be replaced in accordance with details submitted and approved by the local planning authority.

Reason: In the interests of the setting of the listed building.

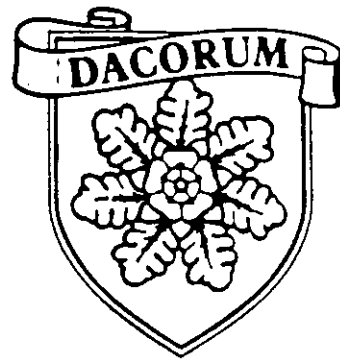
4. The building hereby permitted shall not be used otherwise than for purposes incidental to the educational use of Westbrook Hay School without the prior written consent of the local planning authority.

Reason: a) In the interests of safeguarding the Metropolitan Green Belt. The use of the building as separate to, rather than ancillary to, the existing institutional use, would conflict with Green Belt Policy. b) There is a lack of independent parking facilities to serve the Sports Hall at the site which is served by a long and narrow access to London Road. c) To safeguard the residential amenity of Hay Cottage.

5. Noise emitted from the site shall not exceed 48 dBA expressed as a 15 minute LA eq. before 7.00am or after 7.00pm on Mondays to Saturdays or at any time on Sundays, as measured on the boundary with Hay Cottage.

Reason: To safeguard the residential amenity of Hay Cottage.

6. The landscaping scheme shall be carried out in accordance with the details shown on Drawing No. 763109 Rev C in 3 phases and planting shall be commenced when the part of the development hatched orange on the approved drawing is first brought into use; and any trees or shrubs which within a period of 5 years from the completion of the whole development hereby permitted, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and 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.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0099/94

The Governors  
Westbrook Hay Prep. School  
London Road  
Hemel Hempstead  
Herts

Aitchisons  
154 High Street  
Berkhamsted  
Herts  
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Westbrook Hay Prep. School, London Road, Bourne End, Hemel Hempstead  
ERECTION OF SPORTS HALL

Your application for *full planning permission* dated 24.01.1994 and received on 26.01.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.03.1994

(encs. - Conditions and Notes).