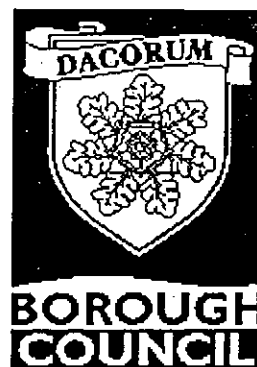


Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MESSRS POULTER AND FRANCIS
57 MARLOWES
HEMEL HEMPSTEAD
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HP1 1LE

MR E W DELANEY (JAH JIREH HOMES)
& TRUSTEES OF JEHOVAH'S WITNESSES
C/O POULTER AND FRANCIS
57 MARLOWES
HEMEL HEMPSTEAD
HP1 1LE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00127/00/OUT

HIGHFIELD HOUSE, JUPITER DRIVE, HEMEL HEMPSTEAD, HERTS, HP2 5NP
CARE HOME AND PLACE OF WORSHIP

Your application for outline planning permission dated 21 January 2000 and received on 25 January 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 26 October 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00127/00/OUT

Date of Decision: 26 October 2000

1. Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permissions; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. The details to be submitted in accordance with Condition 1 shall be based on the single storey and part two storey development shown on Drawing No. 477.03A and the floorspace of the development hereby permitted shall not exceed that for which planning permission was granted under reference 4/1256/96FL (Surgery Centre) on 13 February 1997.

Reason: For the avoidance of doubt.

5. Details submitted in accordance with Condition 1 shall include:

- (a) a survey of the site including levels, all trees and hedges;
- (b) measures for protecting all existing preserved trees including fencing, the provision of a site compound, details of all service routes, the restriction of the storage of materials, plant or spoil underneath the canopy of any preserved tree and the use of a 'no dig' method of construction;

- (c) parking, cycle storage, turning and circulation areas, disabled, fire and service access, loading, unloading, access roads and the new access to Queensway;
- (d) boundary treatment;
- (e) surface water and foul site drainage;
- (f) exterior lighting (which shall include new lighting for Footpath 38);
- (g) measures to prevent the formation of a through route or /vehicular link between Queensway and Jupiter Drive;
- (h) a sound insulation scheme.

All the details specified above from paragraph (c) to paragraph (h) inclusive shall be provided as approved before the first use of any part of the development hereby permitted unless otherwise agreed in writing by the local planning authority. Thereafter all those details shall be retained at all times unless otherwise agreed in writing by the the local planning authority.

Reason: In the interests of the character, appearance and setting of the listed building, to protect existing preserved trees, to ensure the provision of acceptable access and parking, in the interests of highway safety, to safeguard residential amenity, to prevent pollution of the water environment and in the interests of crime prevention.

6. The roofs of the development hereby permitted shall be constructed of grey, black or dark blue natural slates, and no work shall be commenced on site until samples of the slates shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in the approved slates.

Reason: In the interests of the character, appearance and setting of the listed building.

7. All rainwater gutters and downpipes and any other external pipework shall be constructed of aluminium and shall be painted black at all times unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the character, appearance and setting of the listed building.

8. Before the commencement of any development, a programme for the carrying out of the following works to the existing building shall be submitted to and approved in writing by the local planning authority:

- (a) modification of the existing entrance ramp and reinstatement of steps;
- (b) removal of the existing fire exit door and its replacement with a window;

- (c) removal of the existing galvanised steel fire escape;
- (d) removal of all existing uPVC windows and their replacement with timber windows in accordance with an agreed scheme;
- (e) refurbishment of the existing portico porch in accordance with an agreed scheme.

All of the above shall be carried out fully in accordance with the approved programme.

Reason: In the interests of the character, appearance and setting of the listed building.

9. The new access road and all parking spaces shall be surfaced in gravel.

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

10. A landscape management plan, including a programme or timetable, a translocation scheme, long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority prior to commencement of the development hereby permitted. The landscape management plan shall be carried out fully in accordance with the approved details.

Reason: In the interests of the setting of the listed building and to safeguard the local habitat.

11. If within a period of five years from the date of the planting of any tree or hedge that tree or hedge, or any tree or hedge planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or hedge of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within any part of the development unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the character, appearance and setting of the listed building.

13. The development hereby permitted shall not be carried out and this permission shall become of no effect if either of the following permissions is

implemented:

- (a) planning permission 4/1256/96FL granted on 13 February 1997 for a surgery centre with associated short term care accommodation, refurbishment, extension, link and partial demolition, new parking and alterations to access to Queensway;
- (b) planning permission 4/0151/00FUL granted on 17 October 2000 for the demolition of parts of the existing building and the construction of 24 flats, construction of associated roadways, parking areas, landscaping and alterations to the access to Jupiter Drive.

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

14. No vehicle shall be parked anywhere within the site other than in the allocated parking areas shown on Drawing No. 477- 03A.

Reason: To safeguard the setting of the listed building, the open land parkland setting from physical encroachment and the local habitat.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 3, 6, 7, 9, 10, 11, 13, 22, 23, 25, 27, 38, 39, 40, 46, 47, 48 and 57

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 49, 50, 51, 54, 57, 58, 59, 60, 62, 63, 69, 94, 95, 97, 101, 105 and 109

Part 5 Environmental Guidelines

Sections 1, 2, 3, 5, 6, 7, 8, 9, 13, 15

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 12, 15, 16, 17, 18, 19, 21, 22, 50, 52, 53, 55, 59, 62, 63, 64, 65, 68, 69, 72, 95, 100, 101, 103, 101, 110, 115 and C4

Part 5 Environmental Guidelines

Sections 1, 2, 5, 6, 7, 8, 9, 13, 15 and 16

INFORMATIVES:

- 1. For purposes of the Building Regulations relating to Fire Access, the roadways are required to be designed to accommodate 12.5 tonnes.

2. Hertfordshire Biological Records Centre advises that the planting of any yew hedges on the open land will be unacceptable for ecological reasons.
3. Further advice on crime prevention measures can be provided by John White (Architectural Liaison Officer of Hertfordshire Constabulary), telephone number (017070) 354200.
4. It is recommended that the applicant contact Hertfordshire County Council in order to address:
 - (a) the future maintenance of the designated open land adjoining the application site;
 - (b) the provision of a scheme which meets the requirements for Care Home Registration, details of which can be obtained from Robert Kittle, telephone number (01992) 556423.