

**Dacorum Borough Council
Planning Department**

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HERTFORDSHIRE COUNTY COUNCIL
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00151/00/FUL

**HIGHFIELD HOUSE, JUPITER DRIVE, HEMEL HEMPSTEAD, HERTS, HP2 5NP
DEMOLITION OF PARTS OF EXISTING BUILDING AND CONSTRUCTION OF 24
FLATS. CONSTRUCTION OF ASSOCIATED ROADWAYS, PARKING AREAS,
LANDSCAPING AND ALTERATIONS TO ACCESS**

Your application for full planning permission dated 28 January 2000 and received on 28 January 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Dave

Development Control Manager

Date of Decision: 17 October 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00151/00/FUL

Date of Decision: 17 October 2000

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 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.

3. All the walls of the development hereby permitted, except those which are shown on the approved drawings to be constructed in brick, shall be rendered and painted white at all times to match the walls of the retained part of the listed building.

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

4. No development shall take place until samples of the bricks proposed to be used for the external walls referred to in Condition 3 shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

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

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

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

6. All window frames and external doors shall be of timber construction and shall be treated with a dark stained or white painted finish at all times.

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

building.

7. 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.

8. No flat hereby permitted shall be occupied until all the arrangements for access to the development, vehicle parking (including the cycle storage area), turning and circulation as shown on Drawing Nos. 9940/09/B and 0040/05 Rev C shall have been provided in accordance (other than as provided for by Condition 9). In particular, there shall be no vehicular link formed between Queensway and Jupiter Drive. Once implemented, all these arrangements shall be retained at all times for the approved purposes.

Reason: To ensure the adequate provision of vehicle parking, cycle storage, disabled access and turning facilities to serve the development, in the interests of highway safety and crime prevention.

9. The two new access roads and footpaths shown on Drawing Nos. 9940/09/Rev B and 9940/05/5 Rev B shall be finished in gravel at all times and, notwithstanding the details shown on these drawings, all of the parking spaces numbered from 1 to 31 shall be surfaced in gravel unless otherwise agreed in writing by the local planning authority. The surface of parking spaces numbered 37 to 44 and the turning heads labelled A and B on Drawing No. 9940/09/ Rev B shall be finished at all times with grass or turf.

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

10. The cycle storage area and bin store shall be provided fully in accordance with Drawing No.9940/05 Rev C before the first occupation of any of the flats hereby permitted, and thereafter they shall be maintained in accordance with the approved details.

Reason: In the interests of setting of the listed building, in accordance with

sustainable transportation policies and crime prevention.

11. Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to all the flats shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before any of the flats hereby permitted is brought into use and thereafter the approved provision shall be retained at all times.

Reason: To ensure that there is disabled access to the flats.

12. No development shall be commenced until protective fencing shall have been erected around all the preserved trees at the site in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority. The fencing shall be retained in the approved positions for the whole duration of the construction work and there shall be no works to any of the preserved trees at the site unless agreed in writing by the local planning authority.

Reason: In order to ensure that damage does not occur to the trees during building operations and in the long term interests of safeguarding the role of the preserved trees in relation to the setting of the listed building and the wider area.

13. No materials, plant, soil or spoil shall be stored underneath the canopy of any preserved tree at the site and before the commencement of the development a site compound shall be provided in accordance with details which shall have been submitted to and approved in writing by the local planning authority. The compound shall be retained for the whole duration of the construction of the development.

Reason: In order to ensure that damage does not occur to any preserved the trees during building operations.

14. In the carrying out of any parts of the development hereby permitted a "no dig" method of construction shall be used within the areas shown coloured yellow on Drawing No. 9940/09 Rev B.

Reason: In the interests of safeguarding preserved trees at the site.

15. No development shall take place until full details of hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority, and these works shall be carried out in accordance with a programme agreed in writing by the local planning authority. These details shall include all underground service routes, the precise extent of the welded mesh fence adjoining Footpath 38 and other fencing, and the size, species positions and density of all trees and hedges to be planted. The soft landscaping scheme shall be in accordance with the principles of the hedge and tree planting shown on Drawing Nos. 9940/09 Rev C and 9940/05 Rev B.

Reason: In the interests of the setting of the listed building, safeguarding preserved trees at the site, residential amenity and crime prevention.

16. 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 (ie the parkland and the courtyard) 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.

17. If within a period of five years from the date of the planting of any tree or hedge that tree or hedge, or any or hedge tree 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: In the interests of the setting of listed building and the wider area.

18. There shall be no alterations to the internal layout of Blocks 15 to 19 of the flats, and the windows of the toilets/bathrooms of the development hereby permitted shall be permanently fitted with obscure glass unless otherwise agreed in writing with the local planning authority.

Reasons: In the interests of safeguarding nearby preserved trees, and in the interests of residential amenity.

19. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the local planning authority before the commencement of the development. Any soakaways provided shall not be installed on contaminated land.

Reason: To prevent the increased risk of flooding, to improve water quality and prevent groundwater pollution.

20. Notwithstanding the details shown on Drawing No. 9940/05 Rev C, before the first occupation of any flat hereby permitted all exterior lighting shall have been installed in accordance with a scheme (including new lighting to Footpath 30) which shall have been submitted to and approved in writing by the local planning. The scheme shall thereafter be maintained fully in accordance with the approved details.

Reason: In the interests of the appearance, character and setting of the listed building, safeguarding the local environment, to enable the safe use of Footpath 30 in accordance with sustainable transport policies of the development plan and in the interests of crime prevention.

21. The flats hereby permitted shall be provided with a sound insulation scheme in accordance with details which shall have been submitted to and

approved in writing by the local planning authority before any work starts on site. Once installed the scheme shall be retained at all times.

Reason: In the interests of residential amenity.

22. 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, especially the open parkland and the new courtyard.

23. Notwithstanding the details shown on Drawing No. 9940/05 Rev C, this planning permission does not extend to the use of any of the site or the area edged blue on the submitted Location Plan for any alternative purpose.

Reason: For the avoidance of doubt, as the use of designated Open Land will require separate consideration by the local planning authority.

24. The development hereby permitted shall not be carried out, and this permission shall become of no effect, if the planning permission granted on 13 February 2000 for a surgery centre with associated short term care accommodation, refurbishment, extension, link and partial demolition, new parking and alterations to access to Queensway at Highfield House (reference 4/1256/96) is at any time implemented.

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

25. No vehicle shall be parked anywhere within the site other than in the parking spaces numbered 1 to 31 and the overflow parking spaces numbered 37 to 44 on Drawing No. 9940/09 Rev B, and before any flat hereby permitted is first occupied 1 metre high tanalised unlit bollards shall be installed in all the positions shown on Drawing No. 9940/09 Rev B. Thereafter these bollards shall be retained and finished in dark wood stain at all times.

Reason: To safeguard the setting of the listed building, the open land parkland from physical encroachment and the local habitat, because the use of other areas for vehicle parking would be seriously detrimental to the existing environment.

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, 29, 38, 39, 41, 46, 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, 63, 74, 89, 94, 95, 96, 97, 101, 105 and 109

Part 5 Environmental Guidelines

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

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 21, 22, 50, 52, 55, 59, 62, 63, 64, 68, 69, 80, 95, 100, 101 and C4

Part 5 Environmental Guidelines

Sections 1, 2, 5, 6, 7, 8, 9, 13, 15, 16 and 17

INFORMATIVES:

1. For the purposes of the Building Regulations requirements relating to Fire Access, the roadways are required to be designed to accommodate 12.5 tonnes.
2. Hertfordshire Biological Records Centre advises that the yew hedge shown on the submitted plans will be unacceptable for ecological reasons. Therefore the planting scheme required by Condition 15 should include alternative hedge planting.
3. The provision of an entry phone system would assist in crime prevention.