



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0167/93

Mr & Mrs Prasad
Ashton House Nursing Home
13 Shrublands Road
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ashton House Nursing Home, 13 Shrublands Road, Berkhamsted

TWO STOREY AND SINGLE STOREY REAR EXTENSION FIRST FLOOR SIDE EXTENSIONS AND ALTERATIONS TO NURSING HOME

Your application for *full planning permission* dated 06.02.1993 and received on 08.02.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

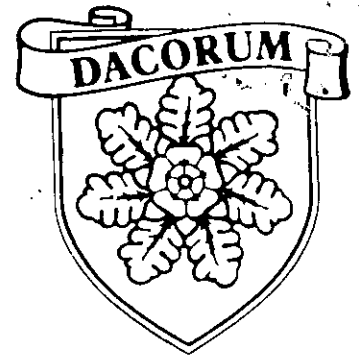
Director of Planning:

Date of Decision: 12.08.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0167/93

Date of Decision: 12.08.1993



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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on approved Drawing No. 4A, the parapet to the single and two storey rear extensions shall be constructed in accordance with detailed drawings at a scale of 1:20 or greater which shall have been submitted to and approved by the local planning authority prior to the commencement of works.

Reason: To ensure a satisfactory appearance.

4. Before development is commenced fully detailed plans shall be submitted to and approved by the local planning authority illustrating provision for the extraction and filtration of cooking fumes, and such provisions as may be approved shall be implemented upon commencement of use of the extension hereby permitted.

Reason: In the interest of the amenity of the locality.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0167/93

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6. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, 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.

Reason: To maintain and enhance visual amenity.

7. The seven car parking spaces shown on approved Drawing No. 3A, and previously approved under reference 4/0371/92, shall not be used other than for the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, the extension hereby permitted shall not be occupied separately from the remainder of the property known as Ashton Nursing Home, 13 Shrublands Road, and shall not be used for any purpose other than a nursing home, including any other purpose within Use Class C2.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.