



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B B SMITH
OLD SUB STATION SARACENS HEAD YARD
HOLYWELL HILL
ST ALBANS
HERTS

Applicant:

B & M INVESTMENTS LTD
THREE GABLES CORNER HALL
LAWN LANE
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00355/98/FUL

ST JOSEPHS, AYLESBURY ROAD, TRING, HERTFORDSHIRE, HP234DH
SINGLE STOREY EXTENSION TO FORM SPECIAL CARE UNIT TO ELDERLY
PERSONS HOME

Your application for full planning permission dated 01 March 1998 and received on 02 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 May 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00355/98/FUL

Date of Decision: 14 May 1998

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The plans and particulars shall include details of the size, species, and positions or density of all trees to be planted and proposed time of planting.

Reason: To ensure a satisfactory appearance to the development.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

5. 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 be used only as an elderly persons' nursing home and for no other purpose (including any other use falling within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class on any statutory instrument revoking and re-enacting that Order), and none of the bedrooms except those occupied by staff shall be occupied by anyone aged under 55 years.

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

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**