

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0457/95

The Arts Educational School
Tring Park
Tring
Herts
HP23 5LX

Bennett McKinley Associates
36 Tolcarne Drive
Pinner
Middlesex
HA5 2DQ

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Arts Educational School, Tring Park, Tring

ERECTION OF BUILDING TO HOUSE MUSIC/DANCE FACILITIES AND RESIDENTIAL
ACCOMMODATION FOR SCHOOL USE

Your application for *outline planning permission* dated 19.03.1995 and received on 10.04.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

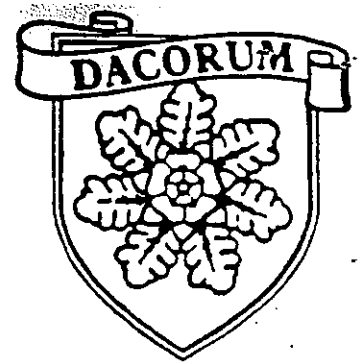
Date of Decision: 14.11.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0457/95

Date of Decision: 14.11.1995



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) the expiration of a period of five years commencing on the date of this notice;
 - (ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. The building shall be sited within the area coloured green on the approved 1:500 scale plan showing proposed site access and protection.

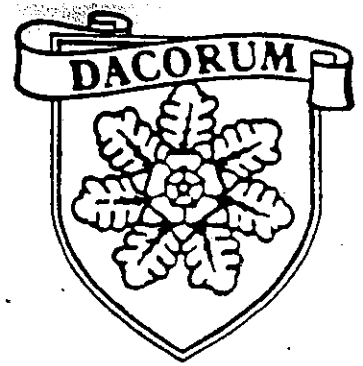
Reason: To ensure that the building is sited in an appropriate position, having regard to the location of the site within the grounds of a Grade II Listed Building and Tring Conservation Area, and to ensure that sufficient working space is available around the building to allow construction to take place without harm to preserved trees.

4. Means of vehicular access to the site for construction traffic, and to the permitted building, shall be from Mansion Drive only.

Reason: To safeguard the amenity and environmental character of the area.

cont'd





CONDITIONS APPLICABLE
TO APPLICATION: 4/0457/95 (CONTINUED)

Date of Decision: 14.11.1995

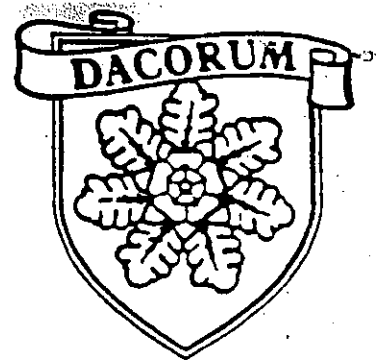
5. No other work shall commence on the development hereby permitted until a 4 m wide construction access to the site shall have been provided in the position coloured yellow on the approved 1:500 scale plan showing proposed site access and protection. Details of the levels and construction of the construction access shall be submitted to and approved by the local planning authority prior to the commencement of work and the access shall be constructed in accordance with the details so approved.

Reason: To ensure that a means of access for construction vehicles is provided which safeguards important existing trees and hedges on the site.

6. Details submitted in accordance with condition 1 hereof shall include:
- (a) a detailed survey of the site at a scale of 1:200 or similar including levels, natural features, trees and hedges;
 - (b) detailed drawings of all floor plans and elevations at a scale of 1:50 or similar;
 - (c) samples of materials to be used in the construction of the external surfaces of the building hereby permitted;
 - (d)
 - (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
 - (ii) details of the species, diameter (measured in accordance with paragraph (i) above, and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;
 - (iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
 - (iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or any tree on land adjacent to the site;
 - (e) parking facilities;
 - (f) fire service access and refuse collection facilities;

cont'd





CONDITIONS APPLICABLE
TO APPLICATION: 4/0457/95 (CONTINUED)

Date of Decision: 14.11.1995

- (g) construction of drains, sewers and the provision of underground services; and
- (h) details of floor levels in the building in relation to existing levels of surrounding land.

Reason: To ensure a satisfactory development.

- 7. No development shall take place until protective fencing shall have been erected in the position indicated by the orange line on the approved 1:500 scale plan showing proposed site access and protection. Such fencing shall comprise 2.4 m high exterior grade plyboard on a scaffold frame in accordance with BS 5837:1991 and shall be retained for the duration of constructional works.

Reason: To safeguard the existing trees on the site.

- 8. No development shall take place until details of an area for material storage shall have been submitted to and approved by the local planning authority and no materials shall be stored outside the area so approved.

Reason: To safeguard the existing trees on the site.

- 9. 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.

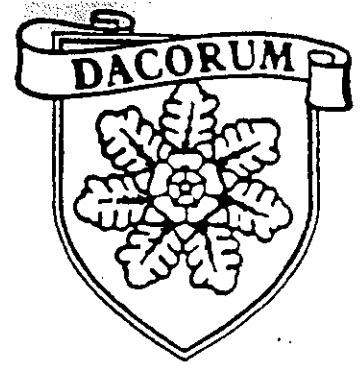
Reason: To maintain and enhance visual amenity.

- 10. The building shall not be used other than for purposes related to the permitted use of the site as a residential school.

Reason: For the avoidance of doubt.

cont'd





CONDITIONS APPLICABLE
TO APPLICATION: 4/0457/95 (CONTINUED)

Date of Decision: 14.11.1995

11. Between the hours of 0700 and 1900 hours on Mondays to Saturdays inclusive, noise from operations conducted on the premises shall not exceed 49 dBA as measured on the northern (Mansion Drive) or southern (Park Street) boundaries over any 15 minute equivalent continuous sound pressure level (Leq 15 mins). Between the hours of 1900 and 2300 hours, noise from operations conducted on the premises and measured and expressed in a similar way shall not exceed 45 dBA (Leq 15 mins). At any other time, noise from operations conducted on the premises and measured and experienced in a similar way, shall not exceed 37 dBA (Leq 15 mins). The measurement shall be taken at a height of 1.2 m above ground level except where the site is enclosed by a wall or other opaque structure at or near the perimeter, when measurements shall be taken at a position high enough to measure the noise coming over the top of such a structure.

Reason: To ensure an adequate standard of sound attenuation.

