



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

THOMAS FORD AND PARTNERS
177 KIRKDALE
SYDENHAM
LONDON
SE26 4QH

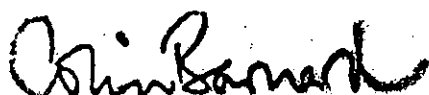
Applicant:
THE GOVERNORS OF BERKHAMSTED COLLEGIATE SCHOOL
6 CHESHAM ROAD
BERKHAMSTED
HP4 3AA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00545/97/FUL

BERKHAMSTED JUNIOR SCHOOL 15-19, KINGS ROAD, BERKHAMSTED,
HERTS, HP4
EXTENSION TO CONNECT TWO EXISTING BUILDINGS TO PROVIDE NEW
JUNIOR SCHOOL

Your application for full planning permission dated 09 April 1997 and received on 10 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 12 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00545/97/FUL

Date of Decision: 12 November 1997

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. No development shall take place until samples of the bricks and reconstituted stone proposed to be used on the development hereby permitted 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: To ensure a satisfactory appearance to the development.

3. No development shall take place until the colour of the windows and rainwater goods to be used on the construction of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

4. No development shall take place until details of all external vents, pipes, flues and other openings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

5. Details of all external lighting shall be submitted to and approved by the local planning authority prior to installation. Details shall include the number of lights, their luminance levels and location, and the style of the lighting units.

Reason: In the interests of residential amenity and the character and appearance of the Conservation Area.

6. Details of all boundary treatment, including the design and colour of all new railings, gates and gateposts, shall be submitted to and approved by the local planning authority. The approved boundary treatment shall be provided prior to occupation of the building hereby approved.

Reason: In the interests of safeguarding the character and appearance of the Conservation Area.

7. No development shall take place until full details of both 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 as approved. These details shall include existing and proposed finished levels, hard surfacing materials, refuse or other storage units .

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

8. Soft landscape works shall include schedules of trees and plants, noting species, tree and plant sizes and proposed numbers/densities where appropriate; and the approved planting shall take place within the first available planting season following completion of the development. For the purposes of this condition the 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. If within a period of five years from the date of the planting of any tree that tree, or any 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 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 Conservation Area.

10. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 (Tree Work)).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes

of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

11. The trees shown for retention on the approved Drawing No. TP/01C shall be protected during the whole period of site excavation and construction by the erection and retention of a 2.4 metre high closeboarded fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees in accordance with B.S.5837 Trees in Relation to Development.

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

12. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. TP/01C.

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

13. The start time for pupils attending Key Stage 1 and 2 shall be no later than 08.15 hours and the start time for pupils attending the Nursery shall be no earlier than 09.15 hours.

Reason: To ensure that the impact of the traffic associated with the use of the development on the free and safe flow of traffic is minimised.

14. The construction of the development shall not commence until details of construction vehicle movements shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the impact of the traffic associated with the construction of the development on the free and safe flow of traffic is minimised.

15. All parking, delivery and storage associated with the construction of the development shall be provided on land which is not public highway and the use of such areas shall not interfere with the use of the public highway.

Reason: To ensure that the impact of the traffic associated with the construction of the development on the free and safe flow of traffic is minimised.

16. Details of all new retaining walls shall be submitted to and approved by the local planning authority prior to any commencement of works on site. The submitted details shall include elevations, materials and cross sections to indicate levels. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development.

17. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. TP/01 Rev C shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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