

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0593/91

Shanning Group Ltd
Ashlyns Hall, Chesham Road
Berkhamsted
Herts

Headley Stokes Associates
Bridgefoot House
159 High Street
Huntingdon
PE18 6TF

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Ashlyns Hall, Chesham Road, Berkhamsted,

ERECTION OF OFFICE BUILDING

Your application for *full planning permission* dated 01.05.1991 and received on 03.05.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 03.10.1991

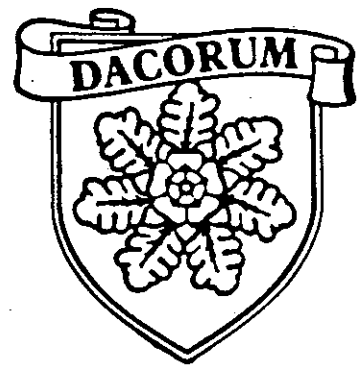
(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0593/91

Date of Decision: 03.10.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. Adequate arrangements shall be made for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by species which shall first have been approved by the local planning authority in the first planting season thereafter.
4. 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.
5. 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.
6. The development hereby permitted shall not be occupied until the parking area shown on drawing number 271/7/P/2a shall have been provided and marked out. The parking area shall not be used thereafter for any purpose other than parking of vehicles.
7. No lighting shall be installed to serve the car parks or accessways other than in accordance with a detailed scheme which shall first have been approved in writing by the local planning authority.
8. Before works commence, full details of the design and materials of the boilerhouse shall be submitted to and approved by the local planning authority and the boilerhouse shall be constructed strictly in accordance with those details and materials.
9. Details of the restoration and any alterations to the wall surrounding the gardens, including the exhibit of a sample panel showing the method of working and quality of workmanship, shall be submitted to and approved in writing by the local planning authority before works commence.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0593/91 (continued)

Date of Decision: 03.10.1991

10. The restoration and any alterations to the wall surrounding the walled garden shall be completed prior to the occupation of the office building hereby permitted.
11. Before development commences details of the design, construction and materials of the external staircases shall be submitted to and approved in writing by the local planning authority and they shall be constructed in accordance with the details as so approved.
12. The development hereby permitted shall not be carried out and this consent shall become of no effect, if the consent granted on 16 October 1986 for training and recreational building and car park at Ashlyns Hall, Chesham Road, Berkhamsted (reference 4/1082/86) is at any time proceeded with.
13. The permission hereby granted is an alternative to and not in addition to either, wholly or in part, the following:

Reference No.	Development	Date of Permission
4/1082/86	Training and recreational buildings and car park	16 October 1986

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

14. This permission relates to drawing numbers 271/13/P/01, 271/13/P/02a, 271/7/P/2a - deposited with the local planning authority on 17 September 1991, and for the purposes of site location only, drawing number 271/P/1 deposited with the local planning authority on 3 May 1991.
15. Before development commences, details of finished floor levels in relation to surrounding ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the levels as so approved.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To ensure the protection of trees.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To ensure the provision of adequate car parking.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0593/91 (continued)

Date of Decision: 03.10.1991

REASONS: (continued)

7. To ensure that any lighting is to a high standard, given the sensitive location of the site.
8. To ensure the design and materials are appropriate, to the setting of the walled garden.
9. To ensure that the wall is restored to a satisfactory standard.
10. To ensure that the wall is restored within a reasonable period.
11. To ensure satisfactory appearance.
12. This consent is granted as an alternative to permission number 4/10182/86.
13. This permission is granted as an alternative to permission number 4/1082/86.
14. For the avoidance of doubt.
15. To ensure a satisfactory relationship with the walled garden.



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DEVELOPMENT ADDRESS AND DESCRIPTION
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Ashlyns Hall, Chesham Road, Berkhamsted,

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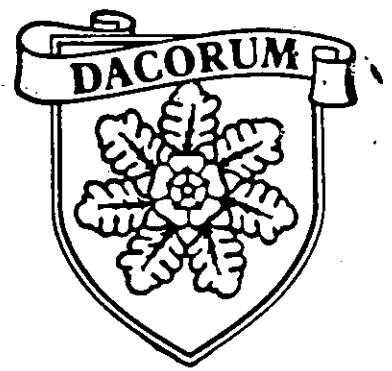
Director of Planning.

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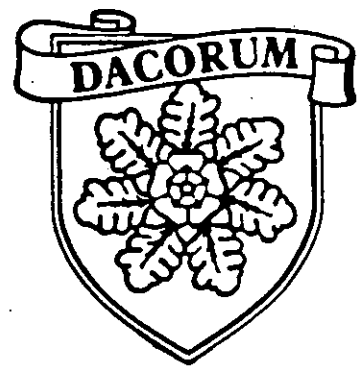
(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0593/91

Date of Decision: 03.10.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. Adequate arrangements shall be made for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by species which shall first have been approved by the local planning authority in the first planting season thereafter.
4. 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.
5. 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.
6. The development hereby permitted shall not be occupied until the parking area shown on drawing number 271/7/P/2a shall have been provided and marked out. The parking area shall not be used thereafter for any purpose other than parking of vehicles.
7. No lighting shall be installed to serve the car parks or accessways other than in accordance with a detailed scheme which shall first have been approved in writing by the local planning authority.
8. Before works commence, full details of the design and materials of the boilerhouse shall be submitted to and approved by the local planning authority and the boilerhouse shall be constructed strictly in accordance with those details and materials.
9. Details of the restoration and any alterations to the wall surrounding the gardens, including the exhibit of a sample panel showing the method of working and quality of workmanship, shall be submitted to and approved in writing by the local planning authority before works commence.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0593/91 (continued)

Date of Decision: 03.10.1991

10. The restoration and any alterations to the wall surrounding the walled garden shall be completed prior to the occupation of the office building hereby permitted.
11. Before development commences details of the design, construction and materials of the external staircases shall be submitted to and approved in writing by the local planning authority and they shall be constructed in accordance with the details as so approved.
12. The development hereby permitted shall not be carried out and this consent shall become of no effect, if the consent granted on 16 October 1986 for training and recreational building and car park at Ashlyns Hall, Chesham Road, Berkhamsted (reference 4/1082/86) is at any time proceeded with.
13. The permission hereby granted is an alternative to and not in addition to either, wholly or in part, the following:

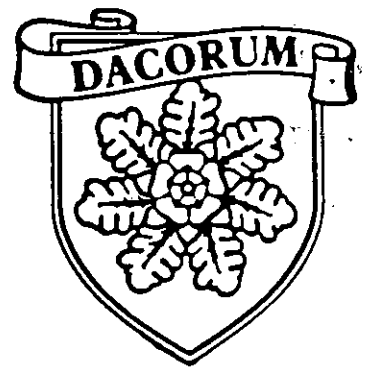
Reference No.	Development	Date of Permission
4/1082/86	Training and recreational buildings and car park	16 October 1986

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

14. This permission relates to drawing numbers 271/13/P/01, 271/13/P/02a, 271/7/P/2a - deposited with the local planning authority on 17 September 1991, and for the purposes of site location only, drawing number 271/P/1 deposited with the local planning authority on 3 May 1991.
15. Before development commences, details of finished floor levels in relation to surrounding ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the levels as so approved.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To ensure the protection of trees.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To ensure the provision of adequate car parking.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0593/91 (continued)

Date of Decision: 03.10.1991

REASONS: (continued)

7. To ensure that any lighting is to a high standard, given the sensitive location of the site.
8. To ensure the design and materials are appropriate, to the setting of the walled garden.
9. To ensure that the wall is restored to a satisfactory standard.
10. To ensure that the wall is restored within a reasonable period.
11. To ensure satisfactory appearance.
12. This consent is granted as an alternative to permission number 4/10182/86.
13. This permission is granted as an alternative to permission number 4/1082/86.
14. For the avoidance of doubt.
15. To ensure a satisfactory relationship with the walled garden.