

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0655/92

Colleycare Ltd  
Three Gables  
Corner Hall  
Lawn Lane, Hemel Hempstead  
Herts

Brian B Smith  
11B Holywell Hill  
St. Albans  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

St Joseph's Convent, Aylesbury Road, Tring,

SINGLE, 2 & 3 STOREY EXTENSIONS, CONVERSION OF CONVENT TO OLD PEOPLES NURSING HOME, FORMATION OF PARKING AREA

Your application for *full planning permission* dated 19.05.1992 and received on 29.05.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

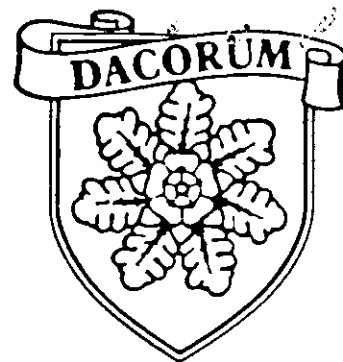
Director of Planning.

Date of Decision: 05.10.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0655/92

Date of Decision: 05.10.1992

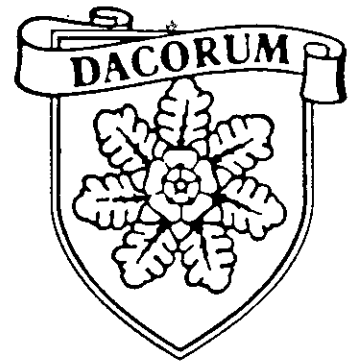


1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
3. No work shall be started on the development hereby permitted until details of the materials to be used in the construction of the access driveway and parking area 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.
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. Adequate arrangements shall be made to the satisfaction of the local planning authority 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 approved species in the first planting season thereafter.
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.
7. Access to the development hereby permitted shall be constructed in accordance with the 1:200 scale "Entrance Layout" on approved drawing no. 2A.
8. The access width shall be 4.8 metres and the kerb radii shall be 6.0 metres which shall include a pram crossing.

/Continued...

CONDITIONS APPLICABLE  
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9. The development shall not be brought into use until the proposed access has been constructed (and the existing access off the current access drive has been closed) and the footway has been reinstated to the current specification of Hertfordshire County Council.
10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing no. 2A shall have been provided and they shall not be used thereafter otherwise than for the parking of vehicles.
11. The stores and hobby areas on the lower ground floor of the development hereby approved (and shown on approved drawing no. 3A) shall at no time be used to provide additional residential accommodation.

**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 a satisfactory appearance.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. For the avoidance of doubt and in the interest of safeguarding the preserved cedar.
8. So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians and disabled people.
9. In the interest of highway safety and amenity.
10. To ensure the adequate and satisfactory provision of off-street parking facilities.
11. The site is inadequate to accommodate such use together with necessary amenities and vehicle parking facilities.