



PLANNING

Civic Centre Marlowes
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BRANSTON AND COMPANY
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Applicant:

INTERBEAM LTD
RAMSDEN HOUSE
RAMSDEN
OXON
OX7 3AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00747/97/FUL

IKE MORRIS HOUSE, 46 ALEXANDRA ROAD, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP2 5BP
THREE STOREY AND FOUR STOREY 71 BEDROOM NURSING HOME

Your application for full planning permission dated 09 May 1997 and received on 12 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 21 April 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00747/97/FUL

Date of Decision: 21 April 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. No development shall take place until details/ samples of the materials to be used in the construction of the external surfaces of the building and the surfacing materials for the parking and turning area shall have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details/samples.

Reason: In the interests of the appearance of the development within the locality.

3. The details submitted in accordance with condition 2 shall include annotated versions of Drawing Nos. C 14B and 15B showing where the respective materials are to be used.

Reason: To ensure the local planning authority is provided with full details of the materials to enable the assessment of the appearance of the building within the locality.

4. The angle of the roof slope of the development hereby permitted shall be the same as that of the existing building, and the roof tiles of the development hereby permitted shall be of a plain type.

Reason: In the interests of the appearance of the development within the locality and for the avoidance of doubt.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (Class C.2 Residential Institutions), the building and its curtilage shall not be used as a hospital, residential school, college or training centre unless otherwise agreed in writing by the local planning authority.

Reason: To enable the local planning authority to consider the environmental, parking and highway implications of these alternative uses of the site.

6. All the trees and areas of hedging/vegetation shown hatched green on Drawing Nos. C 11 D and C 10 A shall be retained unless otherwise agreed in writing by the local planning authority. Before the commencement of any demolition of the existing building and the extension, the protective fencing subject to Condition 7 shall be erected around the retained trees and hedging/vegetation shown hatched green (in accordance with a scheme showing the exact positioning of the protective fencing which shall be submitted to and approved in writing by the local planning authority) and

thereafter retained until the completion of the development.

Reason: In order to safeguard existing trees and hedging on the site which make a valuable contribution to the appearance of the locality.

7. In respect of the hedges to be retained, the protective fencing shall consist of chestnut palings. For all trees, the protective fencing shall comply with British Standard 5837:1991 paragraph 8.2.3 (Protection of Trees in relation to construction).

Reason: In the interests of safeguarding the trees and hedging within the locality.

8. Details of all service routes shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that none of the service routes adversely affects the retained trees subject to conditions 6 and 7.

9. Within 3 months of the date of this planning permission a scheme for soft landscape works shall be submitted to the local planning authority and any tree or shrub which forms part of this 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 as may be agreed in writing by the local planning authority.

Reason: In the interests of safeguarding the appearance of the locality.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning/manoeuvring (hatched blue) shown on Drawing Nos. C 11 D and C10 A shall have been provided, and these areas 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, including fire and servicing.

11. Before the development hereby permitted is brought into use, firstly, the ramp between the rear car park and the pedestrian entrance shown on Drawing Nos. C 10 A and C 11 D shall be provided, and, secondly, two disabled parking spaces shall be provided within the site.

Reason: To ensure that there is an acceptable pedestrian disabled access to the entrance as referred to by Drawing Nos. C 10 A and C 11 D and an acceptable provision of disabled parking.

12. The areas hatched brown on Drawing Nos. C10 A and C 11 D shall be permanently laid to lawn unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the setting of the building .There is a need for a permanent balance between the area of built development and the surrounding green space.

13. The staircase and corridor windows of the north and south elevations of the building shall be fitted permanently with obscure glass, and details of any opening sections shall be agreed in writing by the local planning authority.

Reason: To safeguard the residential amenity of Nos. 44 and 44A Alexandra Road and Regency Court.

14. Notwithstanding the details referred to on the application form D.C.1, this planning permission relates to the provision a 71 bedroom nursing home.

Reason: For the avoidance of doubt.

15. This permission does not extend to the approval of the drainage for the development.

Reason: To ensure that the drainage of the site is addressed with the Environment Agency, Thames Water Utilities and through Building Regulations.

16. Notwithstanding the details shown on Drawing No. C 14 B, full details of the entrance porch/canopy to the Alexandra Road frontage shall be submitted to and approved in writing by the local planning authority before any work is commenced on site. The porch/canopy shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of the appearance of the building within the street scene.

17. Full details of any exterior lighting of the building and curtilage of the site shall be submitted to and approved by the local planning authority before the building is first brought into use and there shall be no variation to the approved scheme thereafter and no additional exterior lighting shall be installed without the prior approval in writing of the local planning authority.

Reason: In the interests of safeguarding the local environment, the residential amenity of the locality, crime prevention and highway safety.

18. The development hereby permitted shall only be carried out in accordance with Drawing Nos. C10A, C11D, C12E and C13B received on 6 March 1998, and C14B, C15B received on 2 March 1998 and C10B, C15C received on 31 March 1998.

Reason: For the avoidance of doubt.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) there shall be no walls or fences erected

within the site without the prior express written of the local planning authority.

Reason: In the interests of safeguarding the residential amenity of Nos 44 and 44A Alexandra Road and existing vegetation.

INFORMATIVE

Notwithstanding the details shown on the approved plans, the applicant is advised to contact the Hertfordshire Inspection Unit, Leahoe Annexe, County Hall, Hertford SG13 8DJ (tel 01992 556428/3) to ensure that the proposed development meets the County Council registration standards.