



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0981/91

Beechwood Park School
Markyate
St Albans
Herts

Melvin, Lansley & Mark
The Archway, 105 High Street
Berkhamsted
Herts
HP4 2DG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Beechwood Park School, Beechwood Park, Markyate,

TWO STOREY EXTENSION TO FORM TWO ADDITIONAL FLATS AND DETACHED OIL TANK AND BIN STORE

Your application for *full planning permission* dated 04.07.1991 and received on 12.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.11.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0981/91

Date of Decision: 07.11.1991

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. The occupation of Flats 1, 2 and 3 shown on Drawing No 867/03A shall be limited to a person solely or mainly employed or last employed as a member of the teaching staff at Beechwood Park School, or a dependant of such a person residing with him or her or a widow or widower of such a person.
3. 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.
4. 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.
5. 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.

REASONS:

1. To comply with the requirements of s.91 of the Town & Country Planning Act 1990.
2. Planning permission would not normally be granted for new flats in the rural area and this permission is granted only because of the special needs of Beechwood Park School for staff accommodation.
- 3-4. To maintain and enhance visual amenity.
5. To ensure a satisfactory appearance.