

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1053/95

Maynecol Services Limited
Three Gables
Corner Hall, Lawn Lane
Hemel Hempstead, Herts
HP3 9HN

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ashlyns Hall, Chesham Road, Berkhamsted

SUBMISSION OF DETAILS OF PROTECTIVE MEASURES AND ALTERATIONS AND REPAIRS TO
GARDEN WALL PURSUANT TO CONDITION 5 OF PLANNING PERMISSION 4/0592/94 (NURSING
HOME)

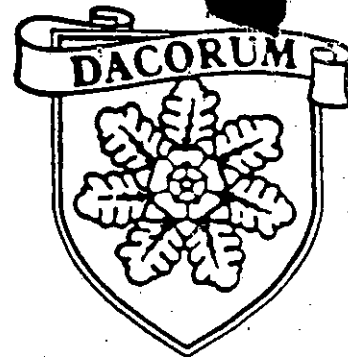
Your application for *the approval of details or reserved matters* dated 14.08.1995
and received on 14.08.1995 has been **GRANTED**, subject to any conditions set out
on the attached sheet(s).

Director of Planning.

Date of Decision: 05.12.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1053/95

Date of Decision: 05.12.1995

1. Protective fencing shall be erected in the position shown coloured green on the approved 1:500 site layout plan, in accordance with the Method Statement dated 14 August 1995, prior to the commencement of any other works.

Reason: To safeguard the wall which is a feature of architectural and historic interest.

2. The existing garden wall shall be lowered on the north side only and in accordance with the following specification:

(i) the section coloured yellow on the approved 1:500 site layout plan shall be reduced in height to 3.5 metres that being the average height of the wall on the remaining three sides;

(ii) the section coloured orange on the approved 1:500 site layout plan shall be reduced in height to 1.2 metres.

Reason: The lowering of the wall on the south side of the walled garden in the manner specified will improve the aspect of the rear of the proposed nursing home whilst limiting the works to those that are reasonably necessary.

3. The south garden wall shall be buttressed in accordance with drawing No 1197 02 Revision A received by the local planning authority on 24 November 1995.

Reason: Buttressing is necessary to secure the long-term future and stability of this section of the garden wall.

4. Notwithstanding the detail shown on approved drawing No 1197 02 Revision A round plate washers shall be used to tie the existing wall into the new piers.

Reason: To ensure a satisfactory appearance.

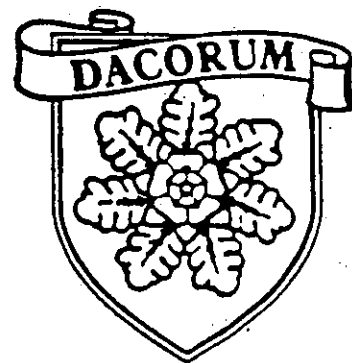
5. All repairs and repointing shall be carried out in accordance with the principles set out in the Method Statement dated 14 August 1995 and the technical documents appended thereto. Specifically:

(i) Repointing shall only be carried out where mortar has become so loose, powdery, decayed or eroded that water has begun to penetrate the joints;

(ii) existing mortar shall be raked out using hand tools only. The tools used shall be narrower than the mortar joint and no power tools shall be used;

cont/d





CONDITIONS APPLICABLE
TO APPLICATION: 4/1053/95 (CONTINUED)

Date of Decision: 05.12.1995

- (iii) mortar shall be raked out to a depth of 35-40 millimetres;
- (iv) all repairs and repointing shall be carried out using a mortar mix of 1 part lime to 3 parts of aggregate;
- (v) existing cappings shall be removed, carefully stored on site and replaced after the introduction of the new damp-proof course;
- (vi) all surplus bricks resulting from the lowering of the north wall shall be salvaged, cleaned and stored on site for re-use in the repair of the damaged section of the west wall and cladding of the south wall buttresses.

Reason: To limit repairs to those which are necessary and to safeguard the character and appearance of the wall.

6. This submission is taken to be a partial submission of those details required by Condition 5 of planning permission 4/0592/94. Further details must be submitted with regard to:

- (i) underpinning of the west garden wall;
- (ii) the reveals between the 3.5 metre high section and 1.2 metre high section of the south garden wall;
- (iii) the formation or alteration of any openings within the wall.

Reason: For the avoidance of doubt.

