

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



KSP ASSOCIATES
WREN HALL
152A HIGH STREET
ONGAR
ESSEX
CM5 9JJ

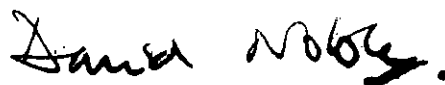
LOCKERS PARK SCHOOL
LOCKERS PARK LANE
HEMEL HEMPSTEAD
HERTS
HP1 1TL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01076/00/FUL

LOCKERS PARK SCHOOL, LOCKERS PARK LANE, HEMEL HEMPSTEAD,
HERTS, HP1 1TL
STAFF ACCOMMODATION COMPRISING 3 HOUSES AND 4 FLATS.

Your application for full planning permission dated 09 June 2000 and received on 12 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 04 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01076/00/FUL

Date of Decision: 04 January 2001

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 samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include existing and proposed finished levels or contours, means of enclosure, hard surfacing materials, refuse units and external lighting.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. The details submitted in accordance with Condition 3 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. Any tree or shrub which forms part of the 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 to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. The development hereby permitted shall not extend beyond the area of the existing hardstanding as shown on Drawing No. 773/3C.

Reason: In order to minimise the visual impact of the development on the adjacent open land and to safeguard the existing trees on the western boundary of the site.

7. 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), no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, E and F.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

8. The dwellings hereby permitted shall not be occupied at any time other than as staff accommodation ancillary to the educational use of the school known as Lockers Park School, Lockers Park Lane, Hemel Hempstead.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan, and for the avoidance of doubt.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 25, 41 and 46

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 13, 15, 17, 54, 64, 94, 95 and 105

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6, 7 and 9

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 11, 15, 17, 19, 59, 70, 100, 101 and 110

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6, 7 and 9